

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PARK PLAZA LLC,</p> <p>v.</p> <p>Respondent:</p> <p>BROOMFIELD COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Property Tax Advisors Inc Address: 3090 S Jamaica Court Suite 204 Aurora, CO 80014 Phone Number: (303) 368-0500</p>	<p>Docket Number: 41897</p>
<p>ORDER ON STIPULATION</p>	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R1122449 and R118945

Category: Valuation Property Type: Commerical
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

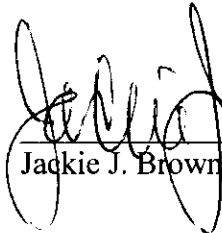
The Broomfield County Assessor is directed to change his/her records accordingly.

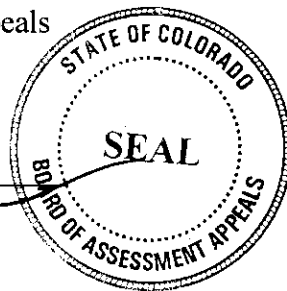
DATED/MAILED this 1st day of April, 2004.

This decision was put on the record


March 31, 2004

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals



Jackie J. Brown



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41897

Multiple County Schedule Numbers: R1122449 and R1118945, As Set Forth in the Attached

STIPULATION (As to Tax Year 2003 Actual Value)

PARK PLAZA LLC

Petitioner,

vs.

BROOMFIELD COUNTY BOARD OF EQUALIZATION

Respondent.

04 MAR 31 PM 12:36
BROOMFIELD COUNTY BOARD OF EQUALIZATION

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as Commercial Real property.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, Petitioner and Respondent agree to the tax year 2003 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2003.
7. Brief narrative as to why the reduction was made:

Reduction was based on the statutory consideration of the market and income approaches to valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 15, 2004, at 1:00 p.m. be vacated.

DATED this 26th day of March, 2004.

Judson Wright Agent
Petitioner(s) or Agent or Attorney

Tami Yellico
Tami Yellico, Reg. #19417
County Attorney for Respondent,
Board of Equalization

Address:

PROPERTY TAX ADVISORS, J.V.
3090 S. Jamaica Ct., Suite 200
Aurora, CO 80014
(303) 368-0500

Address:

City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020

Telephone: (303) 368-0500

303-464-5806

Nancy D. Anders
Nancy D. Anders, County Assessor

Address:

City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020
303-438-6291

Docket Number 41897

ATTACHMENT B

Actual Values as assigned by the County Board of Equalization after a timely appeal

Docket Number 41897

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R1122449	\$671,030.00	\$647,880.00	\$1,318,910.00
R1118945	\$535,900.00	\$912,580.00	\$1,448,480.00
TOTAL:	\$1,206,930.00	\$1,560,460.00	\$2,767,390.00

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ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 41897

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R1122449	\$671,030.00	\$548,660.00	\$1,219,690.00
R1118945	\$535,900.00	\$769,410.00	\$1,305,310.00
TOTAL:	\$1,206,930.00	\$1,318,070.00	\$2,525,000.00

CERTIFICATE OF MAILING

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2003 Actual Value) was sent via U.S. Postal Service, Regular Mail, prepaid, this 30th day of March, 2004, addressed to the following:

Board of Assessment Appeals
Room 315
1313 Sherman Street
Denver, CO 80203



Diane E. Eismann

Schedule Nos. R1122449 and R1118945
BAA Docket No. 41897
Petitioner: Park Plaza LLC