

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43863
Petitioner: FRED SPALLONE INC, v. Respondent: BROOMFIELD COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPULATION	

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.: R1065829

Category: Abatement Property Type: Residential
2. Petitioner is protesting the 01-02 actual value of the subject property.
3. The parties agreed that the 01-02 actual value of the subject property should be reduced to:

Total Value: \$900,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 01-02 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 5th day of October 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 4, 2005

Karen E Hart

Karen E. Hart

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

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 43863
Single County Schedule Number: R1065829

STIPULATION (As to Abatement/Refund for Tax Years 2001 and 2002)

FRED SPALLONE INC.
Petitioner,

vs.

BROOMFIELD COUNTY BOARD OF COMMISSIONERS,
Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2001 and 2002 valuation of the subject property, 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 property subject to this stipulation is described as:

570 Highway 287, Broomfield, Colorado
Broomfield County Schedule No. R1065829.

2. The subject property is classified as Commercial Real property.

3. The County Assessor originally assigned the following actual values to the subject property for tax years 2001 and 2002:

2001	
Land	<u>\$ 365,200.00</u>
Improvements	<u>\$ 407,200.00</u>
Total	<u>\$ 772,400.00</u>

2002	
Land	<u>\$ 365,200.00</u>
Improvements	<u>\$ 407,200.00</u>
Total	<u>\$ 772,400.00</u>

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

2001	
Land	<u>\$ 365,200.00</u>
Improvements	<u>\$ 407,200.00</u>
Total	<u>\$ 772,400.00</u>

2002	
Land	<u>\$ 365,200.00</u>
Improvements	<u>\$ 407,200.00</u>
Total	<u>\$ 772,400.00</u>

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax years 2001 and 2002 actual values for the subject property:

2001	
Land	<u>\$ 365,200.00</u>
Improvements	<u>\$ 84,800.00</u>
Total	<u>\$ 450,000.00</u>

2002	
Land	<u>\$ 365,200.00</u>
Improvements	<u>\$ 84,800.00</u>
Total	<u>\$ 450,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax years 2001 and 2002.

7. Brief narrative as to why the reduction was made:

Reduction in valuation is proposed because income supported a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 18, 2005, at 8:30 a.m. be vacated.

DATED this 29th day of September, 2005.

B. Spallone

Petitioner or Agent or Attorney

Address:

BAL F. SPALLONE
P.O. Box 367
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Telephone: 303-466-0311

Tami Yellico

Tami Yellico, #19417
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Respondent,
Broomfield Board of Commissioners

Address:

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

303-464-5806

Vickie J. Brown

Vickie J. Brown, County Assessor

Address:

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


303-464-5815

Docket Number 43863

CERTIFICATE OF MAILING

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Abatement/Refund for Tax Years 2001 and 2002) was sent via Fax and U.S. Postal Service, Regular Mail, prepaid, this 4th day of October, 2005, addressed to the following:

Board of Assessment Appeals
Room 315
1313 Sherman Street
Denver, CO 80203
Fax: 303-866-4485



Diane Eismann

BAA Docket No. 43863
Petitioner: Fred Spallone Inc.
Schedule No. R1065829