

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45577</b>
Petitioner: <b>ELDORADO RIDGE III LLC UND 33.5% INT.,</b>  v.  Respondent: <b>BROOMFIELD COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R1148027**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$8,800,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 20th day of December 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

December 19, 2006

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*Karen E. Hart*

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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*

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Debra A. Baumbach

*Heather Wilcox*

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Heather Wilcox



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 45577  
Single County Schedule Number: R1148027

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STIPULATION (As to Tax Year 2005 Actual Value)

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**ELDORADO RIDGE III LLC UND 33.5% INT.**  
Petitioner,

vs.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**  
Respondent.

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2006 DEC 18 10:25 AM

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 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:

10901 W. 120<sup>th</sup> Avenue, Broomfield, Colorado;  
Blair Subdivision Filing No. 2 Block 1 Lot 2;  
Broomfield County Schedule No. R1148027.

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$ 2,634,560.00
Improvements	<u>\$11,149,410.00</u>
Total	<u>\$13,783,970.00</u>

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

Land	\$ 2,634,560.00
Improvements	<u>\$ 8,615,440.00</u>
Total	<u>\$11,250,000.00</u>

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	<u>\$2,634,560.00</u>
Improvements	<u>\$6,165,440.00</u>
Total	<u>\$8,800,000.00</u>

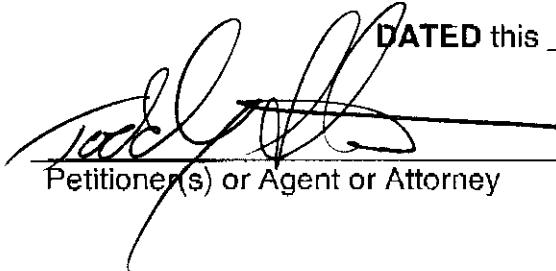
6. The valuation, as established above, shall be binding only with respect to tax year 2005.

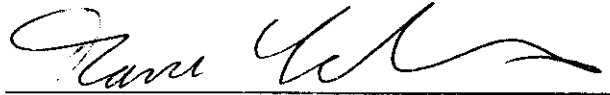
7. Brief narrative as to why the reduction was made:

Market and Income approaches indicated a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 3, 2007, at 8:30 A.M. be vacated.

DATED this 18 day of December, 2006.

  
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 Petitioner(s) or Agent or Attorney

  
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 Tami Yellico, #19417  
 Deputy City & County Attorney for  
 Respondent,  
 Broomfield Board of Equalization

Address:  
 640 Plaza Dr, Suite 290  
 \_\_\_\_\_  
 Littleton, CO 80129  
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 Telephone: 303-347-1878

Address:  
 City and County of Broomfield  
 One DesCombes Drive  
 Broomfield, CO 80020  
 303-464-5806

  
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 Vickie J. Brown, County Assessor


Address:  
 City and County of Broomfield  
 P.O. Box 1149  
 Broomfield, CO 80038-1149  
 303-464-5815

Docket Number 45577

### CERTIFICATE OF MAILING

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2005 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 14<sup>th</sup> day of December, 2006, addressed to the following:

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

  
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Diane Eismann

BAA Docket No. 45577  
Petitioner: Eldorado Ridge III LLC UND 33.5% INT.  
Schedule No. R1148027