

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45633</b>
Petitioner: <b>STEWART HOLDINGS LLLP,</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.: R2038204+6**  
  
**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:            \$2,600,000**  
(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 25th day of January 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

January 24, 2007

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

Marian Brennan

Marian Brennan



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 45633

Multiple County Schedule Numbers: (As Set Forth in the Attached)

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STIPULATION (As to Tax Year 2005 Actual Value)

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**STEWART HOLDINGS LLLP**

Petitioner,

vs.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**

Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 follows:
  - Residential - R2038204;
  - Commercial - R2194404, R2196180, R2196312;
  - Vacant Land - R2038206, R2038350, R2196181.
3. Attachment A, attached hereto and incorporated herein by this reference, reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.
4. Attachment B, attached hereto and incorporated herein by this reference, 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 2005 actual values of the subject properties, as shown on Attachment C, attached hereto and incorporated herein by this reference.

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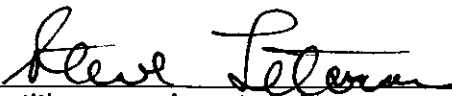
6. The valuations, as established on Attachment C, attached hereto and incorporated herein by this reference, shall be binding with respect to only tax year 2005.

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

Two vacant land parcels were determined to be unbuildable warranting a reduction in value. Comparable sales supported a reduction of value on the residential parcel. No reductions in value were warranted on the commercial parcels.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 22, 2007, at 8:30 a.m. be vacated.

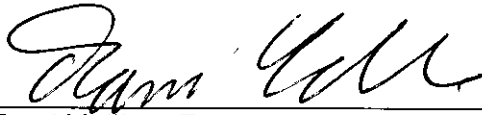
DATED this 23 day of January, 2007.

  
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Petitioner or Agent or Attorney

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\_\_\_\_\_  
Tami Yellico, Reg. #19417  
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Board of Equalization

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303-438-6353

  
\_\_\_\_\_  
Vickie J. Brown, County Assessor

Address:

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

Docket Number 45633

**ATTACHMENT A**  
Actual Values as assigned by the Assessor

**Docket Number 45633**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
<b>Residential -</b>			
R2038204	106,400	61,300	167,700
<b>Commercial -</b>			
R2194404	445,950	763,460	1,209,410
R2196180	336,890	668,340	1,005,230
R2196312	49,500	0	49,500
<b>Vacant Land -</b>			
R2038206	93,220	0	93,220
R2038350	16,790	0	16,790
R2196181	206,820	0	206,820
<b>TOTAL:</b>	<b>1,255,570</b>	<b>1,493,100</b>	<b>2,748,670</b>

**ATTACHMENT B**

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

**Docket Number 45633**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
Residential -			
R2038204	106,400	61,300	167,700
Commercial -			
R2194404	445,950	763,460	1,209,410
R2196180	336,890	668,340	1,005,230
R2196312	49,500	0	49,500
Vacant Land -			
R2038206	93,220	0	93,220
R2038350	16,790	0	16,790
R2196181	206,820	0	206,820
<b>TOTAL:</b>	<b>1,255,570</b>	<b>1,493,100</b>	<b>2,748,670</b>

**ATTACHMENT C**  
Actual Values as agreed to by all Parties

**Docket Number 45633**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
<b>Residential -</b>			
R2038204	79,800	47,240	127,040
<b>Commercial -</b>			
R2194404	445,950	763,460	1,209,410
R2196180	336,890	668,340	1,005,230
R2196312	49,500	0	49,500
<b>Vacant Land -</b>			
R2038206	1,000	0	1,000
R2038350	1,000	0	1,000
R2196181	206,820	0	206,820
<b>TOTAL:</b>			
	1,120,960	1,479,040	2,600,000