

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57666
Petitioner: JP COLORADO LAND, LLP, 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.: R1031826+8

Category: Abatement Property Type: Vacant Land

2. Petitioner is protesting the 09-10 actual value of the subject property.

3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:

Total Value: \$10,416,300
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 09-10 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 13th day of October 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

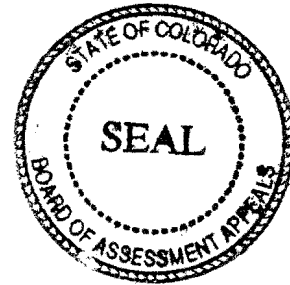
Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 57666**

STIPULATION (As To Tax Years 2009 and 2010 Actual Value)

JP COLORADO LAND, LLP,

Petitioner,

v.

BROOMFIELD COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding tax years 2009 and 2010 valuations of the subject properties and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation. A conference call with Petitioner and Respondent has resulted in the following agreement:

Subject properties are classified as Vacant Land and are described as follows:

R1031826	Interlocken Filing No. 14 Lot 1	400 Interlocken Crescent, Broomfield, CO
R8861123	Interlocken Filing No. 17 Block 1 Lot 2	260 Interlocken Blvd., Broomfield, CO
R8866392	Interlocken Filing No. 19 Block 1 Lot 1	235 Interlocken Blvd., Broomfield, CO
R8866393	Interlocken Filing No. 19 Block 1 Lot 2	255 Interlocken Blvd., Broomfield, CO
R8867025	Interlocken Filing No. 21 Block 1 Lot 1	100 Edgeview Drive, Broomfield, CO
R8867028	Interlocken Filing No. 21 Block 1 Lot 6	121 Edgeview Drive, Broomfield, CO
R8867567	Interlocken Filing No. 23 Block 1 Lot 2	105 Edgeview Drive, Broomfield, CO
R8867568	Interlocken Filing No. 23 Block 1 Lot 3	115 Edgeview Drive, Broomfield, CO
R8867569	Interlocken Filing No. 23 Block 1 Lot 1	250 Interlocken Blvd., Broomfield, CO

A brief narrative as to why the reduction was made: Recalculation of present worth discount with a longer sellout period indicates a reduction in value.

The Parties have agreed that the 2009 and 2010 actual values of the subject properties should be reduced as follows:

2009 Actual Values

Schedule Number	Land Value	Improvement Value	Personal Property	Actual Value
R1031826	1,834,780	n/a	n/a	1,834,780
R8861123	556,420	n/a	n/a	556,420
R8866392	3,262,270	n/a	n/a	3,262,270
R8866393	2,362,340	n/a	n/a	2,362,340
R8867025	1,451,340	n/a	n/a	1,451,340
R8867028	1,431,530	n/a	n/a	1,431,530
R8867567	3,540,430	n/a	n/a	3,540,430
R8867568	3,432,960	n/a	n/a	3,432,960
R8867569	339,740	n/a	n/a	339,740
	18,211,810		Total	18,211,810

Adjusted 2009 Actual Values

Schedule Number	Land Value	Improvement Value	Personal Property	Adjusted Actual Value
R1031826	1,772,180	n/a	n/a	1,772,180
R8861123	357,250	n/a	n/a	357,250
R8866392	1,786,960	n/a	n/a	1,786,960
R8866393	1,294,010	n/a	n/a	1,294,010
R8867025	603,940	n/a	n/a	603,940
R8867028	595,700	n/a	n/a	595,700
R8867567	1,939,700	n/a	n/a	1,939,700
R8867568	1,880,460	n/a	n/a	1,880,460
R8867569	186,100	n/a	n/a	186,100
	10,416,300		Total	10,416,300

2010 Actual Values

Schedule Number	Land Value	Improvement Value	Personal Property	Actual Value
R1031826	1,834,780	n/a	n/a	1,834,780
R8861123	556,420	n/a	n/a	556,420
R8866392	3,262,270	n/a	n/a	3,262,270
R8866393	2,362,340	n/a	n/a	2,362,340
R8867025	1,451,340	n/a	n/a	1,451,340
R8867028	1,431,530	n/a	n/a	1,431,530
R8867567	3,540,430	n/a	n/a	3,540,430
R8867568	3,432,960	n/a	n/a	3,432,960
R8867569	339,740	n/a	n/a	339,740
	18,211,810		Total	18,211,810

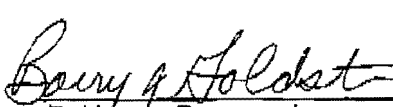
Adjusted 2010 Actual Values

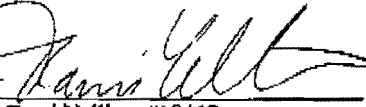
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R8866393	1,294,010	n/a	n/a	1,294,010
R8867025	603,940	n/a	n/a	603,940
R8867028	595,700	n/a	n/a	595,700
R8867567	1,939,700	n/a	n/a	1,939,700
R8867568	1,880,460	n/a	n/a	1,880,460
R8867569	186,100	n/a	n/a	186,100
	10,416,300		Total	10,416,300


The valuations, as established above, shall be binding only with respect to the tax years 2009 and 2010.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for October 20, 2011, at 8:30 a.m. be vacated.

DATED this 6th day of October, 2011.


Petitioner or Representative
Barry J. Goldstein, Esq. #22218
Sterling Equities Inc.
950 S. Cherry Street, #320
Denver, CO 80246
303-757-8865

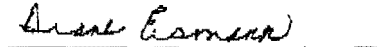

Tami Yellico, #19417
Attorney for Respondent
Broomfield Board of Equalization
One DesCombes Drive
Broomfield, CO 80020
303-464-5806


John Storb
Broomfield County Assessor
One DesCombes Drive
Broomfield, CO 80020
303-464-5813

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Years 2009 and 2010 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 11th day of October, 2011, addressed to the following:

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


Diane Eismann

Schedule Nos. R1031826+8
BAA Docket No. 57566
Petitioner: JP Colorado Land, LLP