

**BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO
 DOCKET NUMBER 58172**

2011 NOV 22 PM 12:00

STIPULATION (As To Tax Year 2011 Actual Value)

BAINBRIDGE INC. RETIREMENT TRUST FBO,
 Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,
 Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of the subject property 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 property is classified as Vacant Land and described as follows: 14249 Augusta Drive, Broomfield, Colorado; a/k/a The Broadlands Filing No. 7 Replat B Block 1 Lot 21; County Schedule Number R8863267.

A brief narrative as to why the reduction was made: A review of comparable sales resulted in a lower value for the subject property.


The Parties have agreed that the 2011 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (TY 2011)	
Land	\$ 200,000	Land	\$ 159,000
Improvements	\$ n/a	Improvements	\$ n/a
Total	\$ 200,000	Total	\$ 159,000


The valuation, as established above, shall be binding only with respect to the tax year 2011.

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

DATED this 16 day of November 2011.


 Petitioner or Representative
 Jason Letman
 Consultus Asset Valuation
 68 Inverness Ln. E, Suite 205
 Englewood, CO 80112
 jletman@consultus.biz


 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

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58172
Petitioner: BAINBRIDGE INC. RETIREMENT TRUST FBO, v. Respondent: BROOMFIELD COUNTY BOARD OF EQUALIZATION.	
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.: R8863267

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$159,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 November 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

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

CM

Cara McKeller

