

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60880
Petitioner: PARK 36 INVESTMENT LLC, 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.: R8864706+14

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$9,426,060

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 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 8th day of February 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

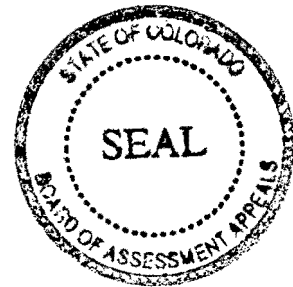
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 60880

2013 JAN 31 PM 12:48

STIPULATION (As To Tax Year 2012 Actual Value)

PARK 36 INVESTMENT LLC,
Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,
Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2012 valuation 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:

	Schedule No.	Broomfield Urban Transit Village (BUTV)	
1	R8864706	BUTV Filing 4 Lot B	8507 Uptown Avenue, Broomfield, CO
2	R8864723	BUTV Filing 4 Lot X	11302 Central Court, Broomfield, CO
3	R8864731	BUTV Filing 4 Lot K	8669 Parkland Street, Broomfield, CO
4	R8864732	BUTV Filing 4 Lot L	11467 Destination Drive, Broomfield, CO
5	R8865680	BUTV Filing 6 Lot 4	8181-8211 Arista Place, Broomfield, CO
6	R8866288	BUTV Filing 12 Block 1 Lot 2	8000 Arista Place, Broomfield, CO
7	R8867249	BUTV Filing 11 Block 1 Lot 4	8195 Transit Way, Broomfield, CO
8	R8867250	BUTV Filing 11 Block 1 Lot 5	8411 Uptown Avenue, Broomfield, CO
9	R8867252	BUTV Filing 11 Block 1 Lot 6	8308 Transit Way, Broomfield, CO
10	R8867253	BUTV Filing 11 Block 1 Lot 7	8375 Uptown Avenue, Broomfield, CO
11	R8867254	BUTV Filing 11 Block 1 Lot 8	8305 Arista Place, Broomfield, CO
12	R8867256	BUTV Filing 11 Block 1 Lot 9	11545 Colony Row, Broomfield, CO
13	R8867263	BUTV Filing 14 Block 1 Lot 1	8601 Arista Place, Broomfield, CO
14	R8867268	BUTV Filing 14 Block 1 Lot 5	8701 Uptown Avenue, Broomfield, CO
15	R8868936	BUTV Filing 19 Block 4 Lot 1	11270 Destination Drive, Broomfield, CO

A brief narrative as to why the reduction was made: Recalculation of Present Worth and reclassifying one property to a Park lowered value.

The Parties have agreed that the 2012 actual value of the subject properties should be reduced as follows:

2012 ACTUAL VALUES

	Schedule No.	Land Value	Improvements	Actual Value
1	R8864706	2,085,900	n/a	2,085,900
2	R8864723	1,037,200	n/a	1,037,200
3	R8864731	1,371,300	n/a	1,371,300
4	R8864732	3,270	n/a	3,270
5	R8865680	133,100	n/a	133,100
6	R8866288	22,600	n/a	22,600
7	R8867249	2,206,800	n/a	2,206,800
8	R8867250	162,300	n/a	162,300
9	R8867252	195,100	n/a	195,100
10	R8867253	107,400	n/a	107,400
11	R8867254	148,900	n/a	148,900
12	R8867256	89,500	n/a	89,500
13	R8867263	1,848,200	n/a	1,848,200
14	R8867268	2,494,700	n/a	2,494,700
15	R8868936	548,300	n/a	548,300
	Total	\$ 12,454,570		\$ 12,454,570

ADJUSTED 2012 ACTUAL VALUES

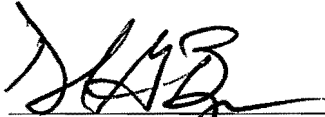
	Schedule No.	Land Value	Improvements	Adjusted Actual Value
1	R8864706	1,674,900	n/a	1,674,900
2	R8864723	694,000	n/a	694,000
3	R8864731	1,101,100	n/a	1,101,100
4	R8864732	3,270	n/a	*3,270
5	R8865680	106,900	n/a	106,900
6	R8866288	18,200	n/a	18,200
7	R8867249	1,772,000	n/a	1,772,000
8	R8867250	130,400	n/a	130,400
9	R8867252	156,700	n/a	156,700
10	R8867253	86,200	n/a	86,200
11	R8867254	119,600	n/a	119,600
12	R8867256	71,900	n/a	71,900
13	R8867263	1,484,100	n/a	1,484,100
14	R8867268	2,003,200	n/a	2,003,200
15	R8868936	3,590	n/a	3,590
	Total	\$ 9,426,060		\$ 9,426,060


*No change in value to Schedule No. R8864732

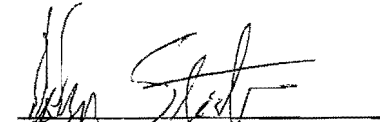
The valuations, as established above, shall be binding only with respect to tax year 2012.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for February 11, 2013, at 8:30 a.m. be vacated.

DATED this 28th day of January 2013.


Petitioner or Representative
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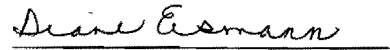

Tami Yellico, #19417
Attorney for Respondent
Broomfield Board of Equalization
One DesCombes Drive
Broomfield, CO 80020
303-464-5806


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 Year 2012 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 30th day of January 2013, addressed to the following:

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


Diane Eismann

Schedule Nos. R8864706+14
BAA Docket No. 60880
Petitioner: Park 36 Investment LLC