

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62223</b>
Petitioner: <b>WDCI, INC.,</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.: R8863228**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  

**Total Value:            \$3,900,000**

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

**ORDER:**

Respondent is ordered to reduce the 2013 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 27th day of November 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.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 62223**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
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**STIPULATION (As To Tax Year 2013 Actual Value)**

**WDCL, INC.**

Petitioner,

v.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2013 valuation of the subject property and jointly moves 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 Commercial and described as follows: 3600-3604 W. 144<sup>th</sup> Avenue, Broomfield, Colorado; a/k/a Broadlands Filing No. 13, Replat A, Block 1, Lot 5; County Schedule Number R8863228.

A brief narrative as to why the reduction was made: Information provided by the agent indicated a reduction in value.

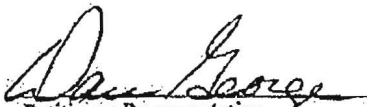
The Parties have agreed that the 2013 actual value of the subject property should be reduced as follows:

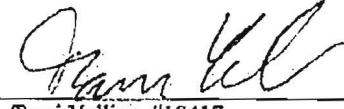
R8863228	ORIGINAL VALUE	NEW VALUE	(TY 2013)
Land	\$ 1,461,100	Land	\$ 1,461,100
Improvements	\$ 2,696,780	Improvements	\$ 2,438,900
Personal	\$ n/a	Personal	\$
Total	\$ 4,157,880	Total	\$ 3,900,000

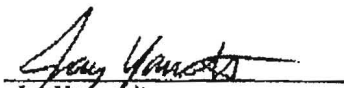
The valuation, as established above, shall be binding only with respect to tax year 2013.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for December 19, 2013, at 8:30 a.m. be vacated (or is unnecessary if one has not yet been scheduled).

DATED this 20<sup>th</sup> day of November 2013.

  
Petitioner Representative  
Dan George  
c/o 1<sup>st</sup> Net Real Estate Services  
3333 S. Wadsworth, Suite 200  
Lakewood, CO 80227  
720-962-5750

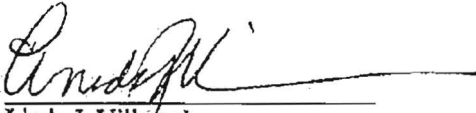
  
Tami Yellico, #19417  
Attorney for Respondent  
Broomfield Board of Equalization  
One DesCombes Drive  
Broomfield, CO 80020  
303-464-5806

  
Jay Yamashita  
Broomfield County Assessor  
One DesCombes Drive  
Broomfield, CO 80020  
303-464-5833

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2013 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 25<sup>th</sup> day of November, 2013, addressed to the following:

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

  
Linda J. Villareal

Schedule Nos. R8863228  
BAA Docket No. 62223  
Petitioner: WDCI, Inc.