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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 62536 |
| Petitioner: SPALLONE & SCHAFFER VENTURES 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.: R8867583+14

Category: Valuation Property Type: Vacant Land

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: \$1,194,344
 (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 23rd day of December 2013.

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.

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 62536

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2013 DEC 18 AM 9:48

STIPULATION (As To Tax Year 2013 Actual Value)

SPALLONE & SCHAFFER VENTURES, LLC

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 properties are classified as Vacant Land and described as follows: 7051 W. 119th Ave., 7101 W. 119th Ave., 7050 W. 119th Ave., 7000 W. 119th Ave., 6900 W. 119th Ave., 7051 W. 118th Ave., 7001 W. 118th Ave., 6901 W. 118th Ave., 6801 W. 118th Ave., 7000 W. 118th Ave., 6900 W. 118th Ave., 11835 Saulsbury St., 7151 W. 119th Ave., Broomfield, Colorado; County Schedule Numbers R8867583, R8867584, R8867586, R8867587, R8867633, R8867588, R8867589, R8867590, R8867591, R8867592, R8867594, R8867595, R8867596, R8867626 and R8867597.

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 properties should be reduced as follows:

| R8867584 | ORIGINAL VALUE | NEW VALUE (TY 2013) |
|-----------------|-----------------------|----------------------------|
| Land | \$ 116,970 | Land \$ 101,634 |
| Improvements | \$ n/a | Improvements \$ n/a |
| Personal | \$ n/a | Personal \$ n/a |
| Total | \$ 116,970 | Total \$ 101,634 |

| R8867583 | ORIGINAL VALUE | NEW VALUE (TY 2013) |
|-----------------|-----------------------|----------------------------|
| Land | \$ 116,920 | Land \$ 101,596 |
| Improvements | \$ n/a | Improvements \$ n/a |
| Personal | \$ n/a | Personal \$ n/a |
| Total | \$ 116,920 | Total \$ 101,596 |

| R8867586 | ORIGINAL VALUE | NEW VALUE (TY 2013) |
|-----------------|-----------------------|----------------------------|
| Land | \$ 85,250 | Land \$ 74,072 |
| Improvements | \$ 0 | Improvements \$ 0 |
| Personal | \$ 0 | Personal \$ 0 |
| Total | \$ 85,250 | Total \$ 74,072 |

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|-----------------|-----------------------|--------|
| R8867587 | ORIGINAL VALUE | |
| Land | \$ | 81,010 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 81,010 |

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|--------------|----------------------------|--------|
| | NEW VALUE (TY 2013) | |
| Land | \$ | 70,387 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 70,387 |

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|-----------------|-----------------------|--------|
| R8867633 | ORIGINAL VALUE | |
| Land | \$ | 33,340 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 33,340 |

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|--------------|----------------------------|--------|
| | NEW VALUE (TY 2013) | |
| Land | \$ | 28,974 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 28,974 |

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|-----------------|-----------------------|--------|
| R8867588 | ORIGINAL VALUE | |
| Land | \$ | 47,410 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 47,410 |

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|--------------|----------------------------|--------|
| | NEW VALUE (TY 2013) | |
| Land | \$ | 41,192 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 41,192 |

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|-----------------|-----------------------|--------|
| R8867589 | ORIGINAL VALUE | |
| Land | \$ | 72,560 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 72,560 |

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|--------------|----------------------------|--------|
| | NEW VALUE (TY 2013) | |
| Land | \$ | 63,044 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 63,044 |

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|-----------------|-----------------------|--------|
| R8867590 | ORIGINAL VALUE | |
| Land | \$ | 80,250 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 80,250 |

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|--------------|----------------------------|--------|
| | NEW VALUE (TY 2013) | |
| Land | \$ | 69,732 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 69,732 |

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|-----------------|-----------------------|--------|
| R8867591 | ORIGINAL VALUE | |
| Land | \$ | 80,020 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 80,020 |

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|--------------|----------------------------|--------|
| | NEW VALUE (TY 2013) | |
| Land | \$ | 69,527 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 69,527 |

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|-----------------|-----------------------|---------|
| R8867592 | ORIGINAL VALUE | |
| Land | \$ | 149,220 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 149,220 |

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|--------------|----------------------------|---------|
| | NEW VALUE (TY 2013) | |
| Land | \$ | 129,659 |
| Improvements | \$ | 0 |
| Personal | \$ | 0 |
| | Total \$ | 129,659 |



R8867594 ORIGINAL VALUE
 Land \$ 107,140
 Improvements \$ 0
 Personal \$ 0
 Total \$ 107,140

NEW VALUE (TY 2013)
 Land \$ 93,096
 Improvements \$ 0
 Personal \$ 0
 Total \$ 93,096

R8867595 ORIGINAL VALUE
 Land \$ 107,360
 Improvements \$ 0
 Personal \$ 0
 Total \$ 107,360

NEW VALUE (TY 2013)
 Land \$ 93,289
 Improvements \$ 0
 Personal \$ 0
 Total \$ 93,289

R8867596 ORIGINAL VALUE
 Land \$ 152,180
 Improvements \$ 0
 Personal \$ 0
 Total \$ 152,180

NEW VALUE (TY 2013)
 Land \$ 132,234
 Improvements \$ 0
 Personal \$ 0
 Total \$ 132,234

R8867626 ORIGINAL VALUE
 Land \$ 139,050
 Improvements \$ 0
 Personal \$ 0
 Total \$ 139,050

NEW VALUE (TY 2013)
 Land \$ 120,818
 Improvements \$ 0
 Personal \$ 0
 Total \$ 120,818

R8867597 ORIGINAL VALUE
 Land \$ 5,090
 Improvements \$ 0
 Personal \$ 0
 Total \$ 5,090

NEW VALUE (TY 2013)
 Land \$ 5,090
 Improvements \$ 0
 Personal \$ 0
 Total \$ 5,090

The valuations, 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 12, 2013, at 8:30 a.m. be vacated (or is unnecessary if one has not yet been scheduled).

DATED this 16th day of December 2013.

William A. McLain
 Petitioner Representative
 William A. McLain, Esq
 Higgins, Hopkins, McLain &
 Roswell, LLC

Karl Frundt, #37695
 Attorney for Respondent Broomfield
 Board of Equalization

Jay Yamasaki
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 Broomfield County Appraiser
 One DesCombes Drive

