

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 65944</p>
<p>Petitioner: CPUS BROOMFIELD MARKETPLACE LP</p> <p>v.</p> <p>Respondent: BROOMFIELD COUNTY BOARD OF EQUALIZATION</p>	
<p align="center">ORDER ON STIPULATION</p>	

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.: R1141953+1

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$2,198,010
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

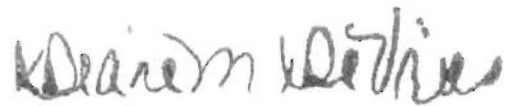
ORDER:

Respondent is ordered to reduce the 2015 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 11th day of September 2015.

BOARD OF ASSESSMENT APPEALS

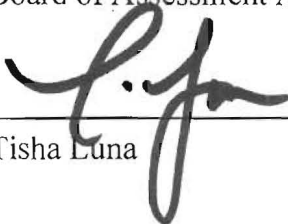


Diane M. DeVries



Debra A. Baumbach

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



Tisha Luna



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2015 SEP -9 PM 3:20

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 65944**

STIPULATION (As To Tax Year 2015 Actual Values)

CPUS BROOMFIELD MARKETPLACE LP

Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2015 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 Land and described as follows: Miramonte Farms Filing No. 7, Lot 2, Block 1, and Filing No. 8, Lot 5, 1100-1140 U.S. Highway 287, Broomfield, Colorado; County Schedule Numbers R1141953 and R1141956.

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

The Parties have agreed that the 2015 actual value of the subject property should be reduced as follows:

R1141953	ORIGINAL VALUE	NEW VALUE (TY 2015)
Land	\$ 1,285,980	Land \$ 1,285,980
Improvements	\$ 7,244,980	Improvements \$ 6,154,440
Personal Property	\$ n/a	Personal Property \$ n/a
Total	\$ 8,530,960	Total \$ 7,440,420

R1141956	ORIGINAL VALUE	NEW VALUE (TY 2015)
Land	\$ 900,000	Land \$ 900,000
Improvements	\$ 1,361,110	Improvements \$ 1,298,010
Personal Property	\$ n/a	Personal Property \$ n/a
Total	\$ 2,261,110	Total \$ 2,198,010

The valuation, as established above, shall be binding only with respect to tax year 2015.

Both Parties agree that a hearing before the Board of Assessment Appeals is unnecessary.

DATED this 8th day of September, 2015.

M. Van Donselaar
Petitioner Representative
Michael Van Donselaar
Agent
Duff & Phelps
1200 17th Street, Suite 990
Denver, CO 80202
303-749-9034

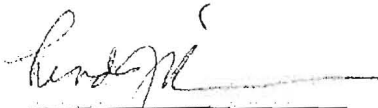
Karl Frudt, #37695
Attorney for Respondent
Broomfield Board of
Equalization
One DesCombes Drive
Broomfield, CO 80020
303-464-5850

Sandy Hebbison
Broomfield County Assessor
One DesCombes Drive
Broomfield, CO 80020
303-438-6217

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2015 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 9th day of September, 2015, addressed to the following:

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



Linda J. Villareal

Schedule No. R1141953 and R1141956
BAA Docket No. 65944
Petitioner: CPUS Broomfield Marketplace LP

FAX COVER SHEET

TO	State Board of Assessment Appeals
COMPANY	
FAXNUMBER	13038647719
FROM	Gregory Gordon
DATE	2015-09-09 21:18:08 GMT
RE	Petition for Appeal (R19419-19443)

COVER MESSAGE

Following is a petition for the above referenced Pitkin County Schedule Numbers.

Please find attached stipulation for your records. Thank you, Linda Villareal at City and County of Broomfield Attorneys Office