

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BAKHTIARY BENHAM & MINOO ET AL,</p> <p>v.</p> <p>Respondent:</p> <p>BROOMFIELD COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Stevens & Associates</p> <p>Address: 7950 S. Lincoln Street, Suite 110 Littleton, Colorado 80122</p> <p>Phone Number: 303-347-1878</p>	<p>Docket Number: 40016</p>
<p>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.: R1093246

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land \$755,955.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Broomfield County Assessor is directed to change her records accordingly.

DATED/MAILED this 16th day of October, 2002.

This decision was put on the record

October 15, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Marian F. Brennan
Marian F. Brennan



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

BAKHTIARY BENHAN & MINOO ET AL

Respondent:

**THE CITY AND COUNTY OF BROOMFIELD
BOARD OF EQUALIZATION.**

Attorney for Respondent:

Tami Yellico, #19417
Deputy City & County Attorney
City & County Attorney's Office
Municipal Center
One DesCombes Drive
Broomfield, CO 80020
303-464-5806 (phone)
303-464-5849 (fax)

Docket Number: 40016

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

RECEIVED

**STIPULATION AS TO VALUE
(As to Tax Year 2001, Actual Value)**

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals, which consists of the following agreement by the Petitioner and the Respondent:

1. Subject property is classified as vacant land and described as follows:

400 E. 1st Ave., Broomfield, Colorado
Broomfield County Schedule No. R1093246

2. The County Assessor originally assigned the following actual value to the subject property for tax years 2001:

Land: \$ 1,084,100.00

3. After an appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land: \$ 1,084,100.00

4. After further review, the parties agree that the 2001 total actual value of the vacant land should be reduced to:

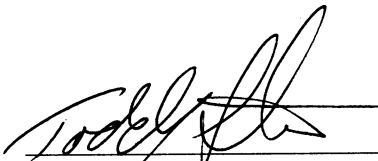
	ORIGINAL ACTUAL VALUE	NEW ACTUAL VALUE
2001	Land: \$ 1,084,100.00	Land: \$ 755,955.00

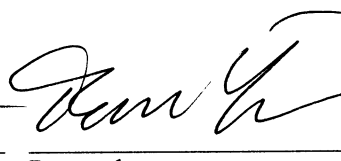
5. The valuation established above, shall be binding only with respect to tax years 2001.

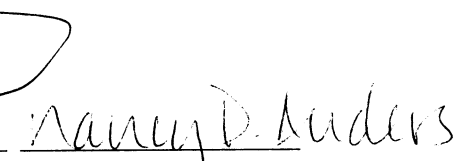
6. The reduction was made as a result of an analysis of market information.

7. Both parties agree that the hearing regarding the 2001 valuation, scheduled before the Board of Assessment Appeals on October 28, 2002 at 1:00 p.m. should be vacated.

DATED this 11th day of October, 2002.


 Petitioner
 BY: Todd J. Stevens
Stevens & Assoc.
7950 S. Lincoln
Suite 110
Littleton, CO
 80122


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


 Nancy Anders
 Broomfield County Assessor
 Municipal Center
 One DesCombes Drive
 Broomfield, CO 80020
 (303) 438-6291

CERTIFICATE OF DELIVERY

The undersigned hereby certifies that a true and correct copy of the foregoing ORDER (On Stipulation) and STIPULATION AS TO VALUE was sent via Courier, this 11th day of October, 2002, addressed to the following:

Board of Assessment Appeals
Room 315
1313 Sherman Street
Denver, CO 80203

Diane E. Eismann
Diane E. Eismann

Schedule No. R1093246
BAA Docket No. 40016
Bakhtiary Benhan & Minoo Et Al