

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>226 LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>BROOMFIELD COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Stevens &amp; Associates Inc.</p> <p>Address: 7950 S. Lincoln St., #110 Littleton, CO 80122</p> <p>Phone Number: 303-347-1878</p> <p>Attorney Reg. No.:</p>	<p><b>Docket Numbers: 40004 and 40504</b></p>
<p style="text-align: center;"><b>ORDER ON STIPULATION</b></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.: 1068711**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

3. The parties agreed that the 2001 and 2002 actual value of the subject property should be reduced to:

See attached stipulation

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 and 2002 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 16<sup>th</sup> 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

Mary J. Helffer  
Mary J. Helffer



**BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Petitioner:**  
**226 LLC**

**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 Numbers: 40004, 40504**

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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**STIPULATION AS TO VALUE  
(As to Tax Year 2001 and 2002, 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 commercial real property and described as follows:

226 Commerce St., Broomfield, Colorado  
Broomfield County Schedule No. R1068711

2. The County Assessor originally assigned the following actual value to the subject property for tax years 2001 and 2002:

Land: \$ 833,400.00  
Improvements \$ 1,776,600.00  
Total \$ 2,610,000.00

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

Land: \$ 833,400.00  
Improvements \$ 1,776,600.00  
Total \$ 2,610,000.00

4. After further review, the parties agree that the 2001 and 2002 total actual value of the commercial property should be reduced to:

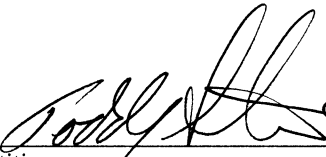
	ORIGINAL ACTUAL VALUE	NEW ACTUAL VALUE
2001	Land: \$ 833,400.00 Improvements \$ 1,776,600.00 Total \$ 2,610,000.00	Land: \$ 833,400.00 Improvements: \$1,291,600.00 Total: \$2,125,000.00
2002	Land: \$ 833,400.00 Improvements \$ 1,776,600.00 Total \$ 2,610,000.00	Land: \$ 833,400.00 Improvements: \$1,291,600.00 Total: \$ 2,125,000.00

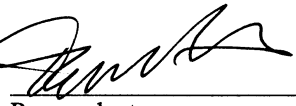
5. The valuation established above, shall be binding only with respect to tax years 2001 and 2002.

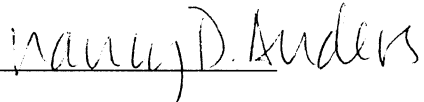
6. The reduction was made as a result of an analysis of income based upon a long-term lease of the subject property.

7. Both parties agree that the hearing regarding the 2001 valuation, scheduled before the Board of Assessment Appeals on October 28, 2002 at 8:30 A.M. be vacated and that a hearing on the 2002 petition for the subject property need not be scheduled.

DATED this 11<sup>th</sup> day of October, 2002.

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

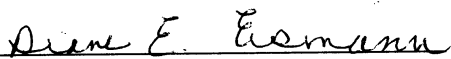
  
\_\_\_\_\_  
Respondent  
Tami Yellico, # 19417  
Attorney for Respondent  
Broomfield County Board of  
Equalization  
Municipal Center  
One DesCombes Drive  
Broomfield, CO 80020  
(303) 464-5806

  
\_\_\_\_\_  
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 11<sup>th</sup> day of October, 2002, addressed to the following:

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

  
Diane E. Eismann

Schedule No. R1068711  
BAA Docket Nos. 40004 and 40504  
226 LLC