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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CASCADE/INFINITY HOMES,</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: Stevens & Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St., Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p> | <p>Docket Number: 40510</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.: R0130841+11

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 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 2002 actual value of the subject property, as set forth above.

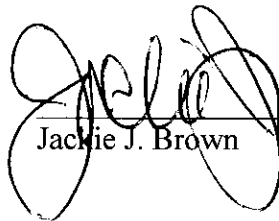
The Broomfield County Assessor is directed to change his/her records accordingly.

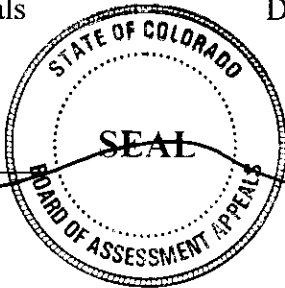
DATED/MAILED this 3rd day of February, 2004.

This decision was put on the record


February 2, 2004

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



Jackie J. Brown



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 40510

Multiple County Schedule Numbers: R0130841+11 (As Set Forth in the Attached)

STIPULATION (As to Tax Year 2002 Actual Value)

CASCADE/INFINITY HOMES

Petitioner,

vs.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

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BOARD OF ASSESSMENT APPEALS

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.

2. The subject properties are classified as Vacant Land and described as follows:

Located in Broadlands No. 11 Subdivision
on Crestone Circle, Broomfield, Colorado

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2002.

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, Petitioner and Respondent agree to the tax year 2002 actual values of the subject properties, as shown on Attachment C.

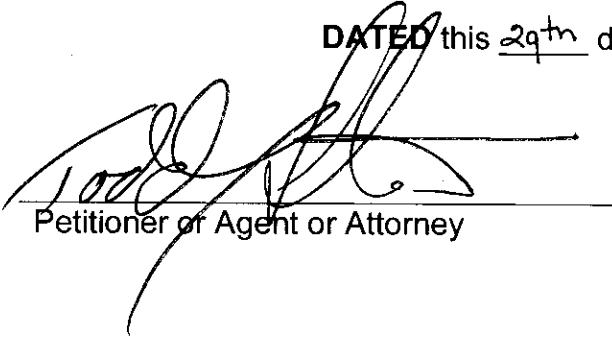
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2002.

7. Brief narrative as to why the reduction was made:

The reduction to the subject property with the Broomfield County Schedule Nos. R0130841+11 is made as a result of an analysis of market information.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 13, 2004, at 8:30 A.M. be vacated.

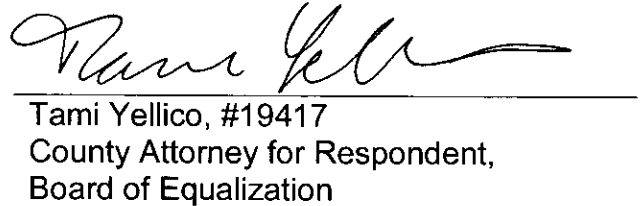
DATED this 29th day of January, 2004.



Petitioner or Agent or Attorney

Address:

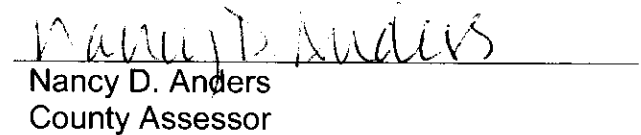
Stevens & Associates
Cost Reduction Specialists, Inc.
8005 S. Chester Street,
Suite 340 Englewood, CO 80112
Telephone: 303-347-1878



Tami Yellico, #19417
County Attorney for Respondent,
Board of Equalization

Address:

City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020
303-464-5806



Nancy D. Anders
County Assessor

Address:

City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020
303-438-6291

Docket Number 40510

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 40510

| <u>Schedule Number</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Total Actual Value</u> |
|------------------------|-----------------------|--------------------------|---------------------------|
| <u>R0130814</u> | <u>\$ 94,550.00</u> | <u>.00</u> | <u>\$ 94,550.00</u> |
| <u>R0130815</u> | <u>\$ 94,550.00</u> | <u>.00</u> | <u>\$ 94,550.00</u> |
| <u>R0130816</u> | <u>\$ 94,550.00</u> | <u>.00</u> | <u>\$ 94,550.00</u> |
| <u>R0130817</u> | <u>\$ 94,550.00</u> | <u>.00</u> | <u>\$ 94,550.00</u> |
| <u>R0130818</u> | <u>\$ 94,550.00</u> | <u>.00</u> | <u>\$ 94,550.00</u> |
| <u>R0130819</u> | <u>\$ 94,550.00</u> | <u>.00</u> | <u>\$ 94,550.00</u> |
| <u>R0130823</u> | <u>\$ 94,550.00</u> | <u>.00</u> | <u>\$ 94,550.00</u> |
| <u>R0130824</u> | <u>\$ 94,550.00</u> | <u>.00</u> | <u>\$ 94,550.00</u> |
| <u>R0130825</u> | <u>\$ 94,550.00</u> | <u>.00</u> | <u>\$ 94,550.00</u> |
| <u>R0130827</u> | <u>\$ 94,550.00</u> | <u>.00</u> | <u>\$ 94,550.00</u> |
| <u>R0130828</u> | <u>\$ 94,550.00</u> | <u>.00</u> | <u>\$ 94,550.00</u> |
| <u>R0130841</u> | <u>\$ 80,000.00</u> | <u>\$ 76,640.00</u> | <u>\$156,640.00</u> |
| TOTAL: | <u>\$1,120,050.00</u> | <u>\$ 76,640.00</u> | <u>\$1,196,690.00</u> |

ATTACHMENT B

Actual Values as assigned by the County Board of Equalization after a timely appeal

Docket Number 40510

| <u>Schedule Number</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Total Actual Value</u> |
|------------------------|-----------------------|--------------------------|---------------------------|
| R0130814 | \$ 94,550.00 | .00 | \$ 94,550.00 |
| R0130815 | \$ 94,550.00 | .00 | \$ 94,550.00 |
| R0130816 | \$ 94,550.00 | .00 | \$ 94,550.00 |
| R0130817 | \$ 94,550.00 | .00 | \$ 94,550.00 |
| R0130818 | \$ 94,550.00 | .00 | \$ 94,550.00 |
| R0130819 | \$ 94,550.00 | .00 | \$ 94,550.00 |
| R0130823 | \$ 94,550.00 | .00 | \$ 94,550.00 |
| R0130824 | \$ 94,550.00 | .00 | \$ 94,550.00 |
| R0130825 | \$ 94,550.00 | .00 | \$ 94,550.00 |
| R0130827 | \$ 94,550.00 | .00 | \$ 94,550.00 |
| R0130828 | \$ 94,550.00 | .00 | \$ 94,550.00 |
| R0130841 | \$ 80,000.00 | \$ 76,640.00 | \$156,640.00 |
| TOTAL: | <u>\$1,120,050.00</u> | <u>\$ 76,640.00</u> | <u>\$1,196,690.00</u> |

ATTACHMENT C
Actual Values as agreed to by all Parties

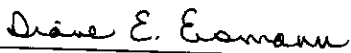
Docket Number 40510

| <u>Schedule Number</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Total Actual Value</u> |
|------------------------|---------------------|--------------------------|---------------------------|
| <u>R0130814</u> | <u>\$ 72,730.00</u> | <u>.00</u> | <u>\$ 72,730.00</u> |
| <u>R0130815</u> | <u>\$ 72,730.00</u> | <u>.00</u> | <u>\$ 72,730.00</u> |
| <u>R0130816</u> | <u>\$ 72,730.00</u> | <u>.00</u> | <u>\$ 72,730.00</u> |
| <u>R0130817</u> | <u>\$ 72,730.00</u> | <u>.00</u> | <u>\$ 72,730.00</u> |
| <u>R0130818</u> | <u>\$ 72,730.00</u> | <u>.00</u> | <u>\$ 72,730.00</u> |
| <u>R0130819</u> | <u>\$ 72,730.00</u> | <u>.00</u> | <u>\$ 72,730.00</u> |
| <u>R0130823</u> | <u>\$ 72,730.00</u> | <u>.00</u> | <u>\$ 72,730.00</u> |
| <u>R0130824</u> | <u>\$ 72,730.00</u> | <u>.00</u> | <u>\$ 72,730.00</u> |
| <u>R0130825</u> | <u>\$ 72,730.00</u> | <u>.00</u> | <u>\$ 72,730.00</u> |
| <u>R0130827</u> | <u>\$ 72,730.00</u> | <u>.00</u> | <u>\$ 72,730.00</u> |
| <u>R0130828</u> | <u>\$ 72,730.00</u> | <u>.00</u> | <u>\$ 72,730.00</u> |
| <u>R0130841</u> | <u>\$ 80,000.00</u> | <u>\$ 76,640.00</u> | <u>\$156,640.00</u> |
| TOTAL: | <u>\$880,030.00</u> | <u>\$ 76,640.00</u> | <u>\$956,670.00</u> |

CERTIFICATE OF MAILING

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2002 Actual Value) was sent via U.S. Postal Service, prepaid, this 29th day of January, 2004, addressed to the following:

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



Diane E. Eismann

Schedule Nos. R0130841+11
BAA Docket No. 40510
Petitioner: Cascade/Infinity Homes