

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>COALTON ACRES LLC,</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: Ronald Loser, Esq Address: 1700 Lincoln, #1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. #: 1685</p>	<p>Docket Number: 40919</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.: R1149843

Category: Valuation Property Type: Commercial
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:

Total \$1,187,600.00

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 30th day of October, 2003.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

This decision was put on the record

October 29, 2003

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



Jackie J. Brown

Jackie J. Brown

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 40919
Single County Schedule Number: R1149843

STIPULATION (As to Tax Year 2002 Actual Value)

COALTON ACRES LLC

Petitioner,

vs.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,
Respondent.

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 property subject to this stipulation is described as:

MidCities Filing No. 2, Part of Block 12
Schedule No. R1149843

2. The subject property is classified as Vacant Land.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

Land	<u>\$ 2,151,800 00</u>
Improvements	<u>\$.00</u>
Total	<u>\$ 2,151,800.00</u>

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	<u>\$ 1,664,620.00</u>
Improvements	<u>\$.00</u>
Total	<u>\$ 1,664,620.00</u>

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$ 1,187,600.00
Improvements	\$.00
Total	\$ 1,187,600.00

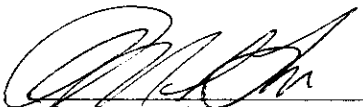
6. The valuation, as established above, shall be binding only with respect to tax year 2002.

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

The reduction was made as a result of market analysis.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 12, 2003 at 3:00 p.m. be vacated.

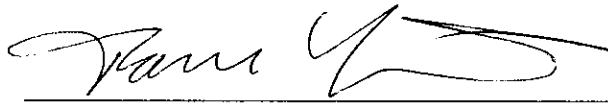
DATED this 28th day of October, 2003.

 #1685
Petitioner(s) or Agent or Attorney
Ronald S. Loser

Address:

1700 Lincoln St. #1300
Denver, CO 80203

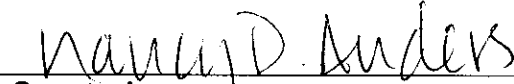
Telephone: (303) 866-9400


County Attorney for Respondent,
Board of Equalization

Address:

City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020

303-464-5806


County Assessor

Address:

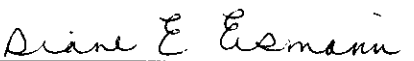
City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020
303-438-6291

Docket Number 40919

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, Certified Mail, prepaid, this 28th day of October, 2003, addressed to the following:

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


Diane E. Eismann
Diane E. Eismann

Schedule No. R1149843
BAA Docket No. 40919
Coalton Acres LLC