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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203  |   |
| Petitioner:<br><br><b>CORPORATE EXPRESS REAL ESTATE, INC.,</b><br><br>v.<br><br>Respondent:<br><br><b>BROOMFIELD COUNTY BOARD OF<br/>EQUALIZATION.</b>  |   |
| Attorney or Party Without Attorney for the Petitioner:<br><br>Name: Jack P. Hanna<br>CBIZ Property Tax Solutions, Inc.<br>Address: P.O. Box 2798<br>Littleton, Colorado 80161<br>Phone Number: 720-200-7047 | <b>Docket Number: 41376 &amp;<br/>43827</b> |
| <b>ORDER ON STIPULATION</b>   |   |

**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.: R1120494**  
  
**Category: Valuation                      Property Type: Commercial**
2. Petitioner is protesting the 2003/2004 actual value of the subject property.

3. The parties agreed that the 2003/2004 actual value of the subject property should be reduced to:

Please Reference Attached Stipulation

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003/2004 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 8<sup>th</sup> day of February, 2005.

This decision was put on the record

February 7, 2005

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

Karen E. Hart

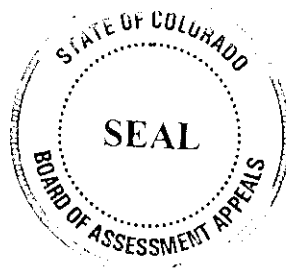
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Marian Brennan

Marian Brennan



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Numbers: 41376 and 43827  
Single County Schedule Number: R1120494

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STIPULATION (As to Tax Years 2003 and 2004 Actual Value)

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**CORPORATE EXPRESS REAL ESTATE INC.**

Petitioner,

vs.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**

Respondent.

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RECORDED  
05 FEB -7 AM 7:57  
BROOMFIELD COUNTY RECORDS

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2003 and 2004 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:

One Environmental Way, Broomfield, Colorado

2. The subject property is classified as Commercial Real property.

3. The County Assessor originally assigned the following actual values to the subject property for tax years 2003 and 2004:

|              |                        |
|--------------|------------------------|
| 2003 - 41376 |                        |
| Land         | <u>\$ 5,174,930.00</u> |
| Improvements | <u>\$14,353,000.00</u> |
| Total        | <u>\$19,527,930.00</u> |

|              |                        |
|--------------|------------------------|
| 2004 - 43827 |                        |
| Land         | <u>\$ 5,174,930.00</u> |
| Improvements | <u>\$10,525,070.00</u> |
| Total        | <u>\$15,700,000.00</u> |

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

|              |                        |
|--------------|------------------------|
| 2003 - 41376 |                        |
| Land         | <u>\$ 5,174,930.00</u> |
| Improvements | <u>\$10,525,070.00</u> |
| Total        | <u>\$15,700,000.00</u> |

|              |                        |
|--------------|------------------------|
| 2004 - 43827 |                        |
| Land         | <u>\$ 5,174,930.00</u> |
| Improvements | <u>\$10,525,070.00</u> |
| Total        | <u>\$15,700,000.00</u> |

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax years 2003 and 2004 actual values for the subject property:

|              |                        |
|--------------|------------------------|
| 2003 - 41376 |                        |
| Land         | <u>\$ 5,174,930.00</u> |
| Improvements | <u>\$10,225,070.00</u> |
| Total        | <u>\$15,400,000.00</u> |

|              |                        |
|--------------|------------------------|
| 2004 - 43827 |                        |
| Land         | <u>\$ 5,174,930.00</u> |
| Improvements | <u>\$10,225,070.00</u> |
| Total        | <u>\$15,400,000.00</u> |

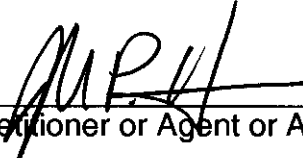
6. The valuation, as established above, shall be binding only with respect to tax years 2003 and 2004.

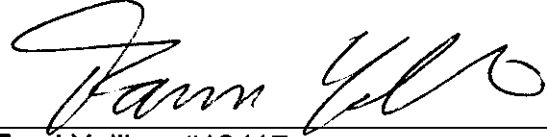
7. Brief narrative as to why the reduction was made:

Reduction is based on consideration of cost, market, and income information.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 2005, at 8:30 a.m. be vacated.

DATED this 3rd day of February, 2005.

  
AGENT  
\_\_\_\_\_  
Petitioner or Agent or Attorney

  
\_\_\_\_\_  
Tami Yellico, #19417  
Deputy City & County Attorney for  
Respondent,  
Broomfield Board of Equalization

Address:

JACK P. HANNA, AGENT  
CBIZ PROPERTY TAX SOLUTIONS, INC.  
P.O. Box 2798  
LITTLETON, CO 80161  
Telephone: 720-200-7047

Address:

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

  
\_\_\_\_\_  
Vickie Krening, County Assessor

Address:

City and County of Broomfield  
One DesCombes Drive  
Broomfield, CO 80020  
303-464-5815

Docket Numbers 41376 and 43827

## CERTIFICATE OF MAILING

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Years 2003 and 2004 Actual Value) was sent via U.S. Postal Service, Regular Mail, prepaid, this 4<sup>th</sup> day of February, 2005, addressed to the following:

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



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Diane Eismann

BAA Dockets: 41376 and 43827  
Petitioner: Corporate Express Real Estate, Inc.  
Schedule No. R1120494