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| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>LHK THOMAS LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>BROOMFIELD COUNTY BOARD OF<br/>EQUALIZATION.</b></p> |                                    |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Bridge &amp; Associates<br/>Greg Evans</p> <p>Address: 390 Union Blvd., Suite 330<br/>Lakewood, CO 80228</p> <p>Phone Number: (303) 237-237-6997</p>  | <p><b>Docket Number: 41672</b></p> |
| <p><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.: R1108219**

**Category: Valuation**                      **Property Type: Residential**
2. Petitioner is protesting the 2003 actual value of the subject property.

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

|              |                     |
|--------------|---------------------|
| Land         | \$150,000.00        |
| Improvements | <u>\$574,500.00</u> |
| Total        | \$724,500.00        |

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

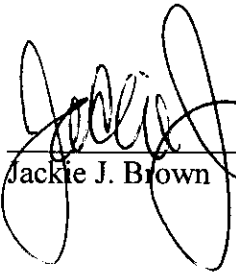
The Broomfield County Assessor is directed to change his/her records accordingly.

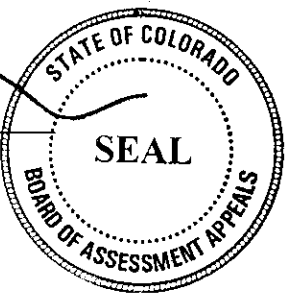
**DATED/MAILED** this 24<sup>th</sup> day of March, 2004.

This decision was put on the record

March 23, 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: 41672  
Single County Schedule Number: R1108219

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STIPULATION (As to Tax Year 2003 Actual Value)

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**LHK THOMAS LLC**

Petitioner,

vs.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**

Respondent.

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

Crystal Pines Lot 5 aka 290 Berthoud Trail, Broomfield, Colorado

2. The subject property is classified as Residential.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

|              |                     |
|--------------|---------------------|
| Land         | <u>\$150,000.00</u> |
| Improvements | <u>\$594,500.00</u> |
| Total        | <u>\$744,500.00</u> |

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

|              |                      |
|--------------|----------------------|
| Land         | <u>\$150,000.00</u>  |
| Improvements | <u>\$594,500.00</u>  |
| Total        | <u>\$744,500 .00</u> |

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

|              |                     |
|--------------|---------------------|
| Land         | <u>\$150,000.00</u> |
| Improvements | <u>\$574,500.00</u> |
| Total        | <u>\$724,500.00</u> |

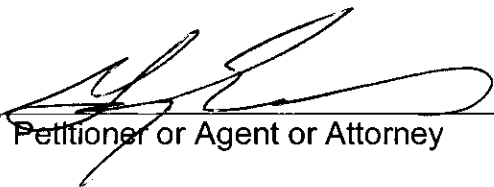
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

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

Adjusted to lowest adjusted sale price for comparable sales submitted at BOE.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 14, 2004, at 3:00 p.m. be vacated.

DATED this 22 day of May, 2004.

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

Address:

390 Union Blvd St. 330  
Lakewood, Co 80228

Telephone: 303 573-7000

\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address:

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

303-464-5806

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County Assessor

Address:

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

Docket Number 41672