

<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 S. Loser, Esq Address: 1700 Lincoln St., Suite 1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.: 1685</p>	<p>Docket Number: 42005</p>
<p style="text-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.: R1130032+13

Category: Valuation **Property Type: Vacant Land**
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:

See Attached Stipulation

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 23rd day of March, 2004.

This decision was put on the record

March 22, 2004

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

Karen E. Hart

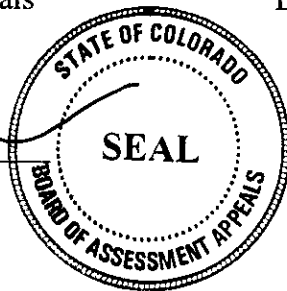
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown

Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 42005
Multiple County Schedule Numbers: R1130032+13, As Set Forth in the Attached

STIPULATION (As to Tax Year 2003 Actual Value)

COALTON ACRES LLC,
Petitioner,

vs.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,
Respondent.

FILED
MAR 19 11 12:01
CLERK OF DISTRICT COURT
ST. LOUIS, MISSOURI

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject properties, 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.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.
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 2003 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 2003.
7. Reduction was made after consideration of market information.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 1, 2004, at 10:30 a.m. be vacated.


DATED this 19th day of March, 2004.

 #1685
Petitioner or Agent or Attorney

Address:

1700 Lincoln St. #1300
Denver, CO 80203


Telephone: (303) 866-9400


County Attorney for Respondent, #19417
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 42005

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 42005

Schedule Number	Land Value	Improvement Value	Total Actual Value
R1130032	\$ 95,600.00		\$ 95,600.00
R1144340	\$ 1,421,420.00		\$ 1,421,420.00
R1146272	\$ 587,180.00		\$ 587,180.00
R1146276	\$ 71,330.00		\$ 71,330.00
R1146277	\$ 1,030,970.00		\$ 1,030,970.00
R1146539	\$ 857,940.00		\$ 857,940.00
R1146544	\$ 1,462,760.00		\$ 1,462,760.00
R1148864	\$ 549,400.00		\$ 549,400.00
R1149018	\$ 2,726,070.00		\$ 2,726,070.00
R1149019	\$ 483,590.00		\$ 483,590.00
R1149837	\$ 4,474,480.00		\$ 4,474,480.00
R8861042	\$ 2,903,790.00		\$ 2,903,790.00
R8861045	\$ 4,365,660.00		\$ 4,365,660.00
R1149838	\$ 1,500.00		\$ 1,500.00
TOTAL:	\$21,031,690.00		\$21,031,690.00

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

Docket Number 42005

Schedule Number	Land Value	Improvement Value	Total Actual Value
R1130032	\$ 95,600.00		\$ 95,600.00
R1144340	\$ 1,421,420.00		\$ 1,421,420.00
R1146272	\$ 587,180.00		\$ 587,180.00
R1146276	\$ 71,330.00		\$ 71,330.00
R1146277	\$ 1,030,970.00		\$ 1,030,970.00
R1146539	\$ 857,940.00		\$ 857,940.00
R1146544	\$ 1,462,760.00		\$ 1,462,760.00
R1148854	\$ 549,400.00		\$ 549,400.00
R1149018	\$ 2,726,070.00		\$ 2,726,070.00
R1149019	\$ 483,590.00		\$ 483,590.00
R1149837	\$ 4,474,480.00		\$ 4,474,480.00
R8861042	\$ 2,903,790.00		\$ 2,903,790.00
R8861045	\$ 4,365,660.00		\$ 4,365,660.00
R1149838	\$ 1,500.00		\$ 1,500.00
TOTAL:	\$21,031,690.00		\$21,031,690.00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 42005

Schedule Number	Land Value	Improvement Value	Total Actual Value
R1130032	\$ 95,600.00		\$ 95,600.00
R1144340	\$ 1,243,750.00		\$ 1,243,750.00
R1146272	\$ 587,180.00		\$ 587,180.00
R1146276	\$ 71,330.00		\$ 71,330.00
R1146277	\$ 1,030,970.00		\$ 1,030,970.00
R1146539	\$ 643,500.00		\$ 643,500.00
R1146544	\$ 1,462,760.00		\$ 1,462,760.00
R1148854	\$ 549,400.00		\$ 549,400.00
R1149018	\$ 2,726,070.00		\$ 2,726,070.00
R1149019	\$ 483,590.00		\$ 483,590.00
R1149837	\$ 3,498,480.00		\$ 3,498,480.00
R8861042	\$ 2,903,790.00		\$ 2,903,790.00
R8861045	\$ 4,365,660.00		\$ 4,365,660.00
R1149838	\$ 1,500.00		\$ 1,500.00
TOTAL:	\$19,663,580.00		\$19,663,580.00

CERTIFICATE OF MAILING

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2003 Actual Value) was sent via U.S. Postal Service, Regular Mail, prepaid, this 14th day of March, 2004, addressed to the following:

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

Diane E. Eismann
Diane E. Eismann

Schedule No. 42005
BAA Docket No. R1130032+13
Petitioner: Coalton Acres LLC