

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>COALTON HOLDINGS LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>BROOMFIELD COUNTY BOARD OF EQUALIZATION.</b></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) 866-9440 Attorney Reg. No.: 1685</p>	<p><b>Docket Number: 42008</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.: R1146273+5**

**Category: Valuation      Property Type: Commercial and 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.

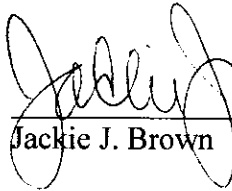
The Broomfield County Assessor is directed to change his/her records accordingly.

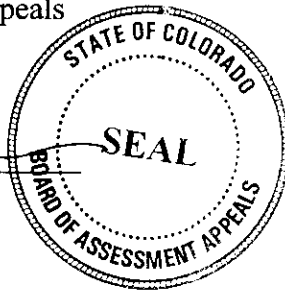
**DATED/MAILED** this 18<sup>th</sup> day of March, 2004.

This decision was put on the record


March 17, 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: 42008

Multiple County Schedule Numbers: R1146274, R1146275, R8861039  
R1149842, R1149843, R1146273

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BOARD OF ASSESSMENT APPEALS

STIPULATION (As to Tax Year 2003 Actual Value)

**COALTON HOLDINGS, LLC**

Petitioner,

vs.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**

Respondent.

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 commercial real property and 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. Brief narrative as to why the reduction was made:

After consideration of cost and income information for the improved property and market information for the vacant land.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 2, 2004, at 8:30 a.m. be vacated.

DATED this 16<sup>th</sup> day of March, 2004.

 #1685

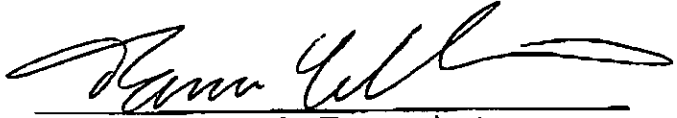
Petitioner(s) or Agent or Attorney

Ronald S. Loser

Address:

1700 Lincoln St #1300  
Denver, CO 80203

Telephone: 303-866-9400

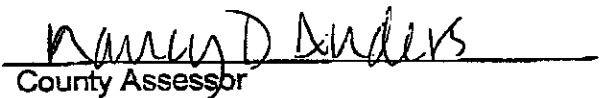


County Attorney for Respondent,  
Board of Equalization

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 42008

**ATTACHMENT A**  
Actual Values as assigned by the Assessor

**Docket Number 42008**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
R1146274	\$ 1,949,020.00	\$ 1,779,390.00	\$ 3,728,410.00
R1146275	\$ 985,280.00	\$ 1,060,210.00	\$ 2,045,490.00
R8861039	\$ 1,532,350.00	\$ 6,078,860.00	\$ 7,611,210.00
R1149842	\$ 1,071,180.00		\$ 1,071,180.00
R1149843	\$ 1,170,890.00		\$ 1,170,890.00
R1146273	\$ 622,040.00		\$ 622,040.00
<b>TOTAL:</b>	<b>\$ 7,330,760.00</b>	<b>\$ 8,918,460.00</b>	<b>\$ 16,249,220.00</b>

**ATTACHMENT B**

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

**Docket Number 42008**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
R1146274	\$ 1,949,020.00	\$ 1,779,390.00	\$ 3,728,410.00
R1146275	\$ 985,280.00	\$ 1,060,210.00	\$ 2,045,490.00
R8861039	\$ 1,532,350.00	\$ 6,078,860.00	\$ 7,611,210.00
R1149842	\$ 1,071,180.00		\$ 1,071,180.00
R1149843	\$ 1,170,890.00		\$ 1,170,890.00
R1146273	\$ 622,040.00		\$ 622,040.00
<b>TOTAL:</b>	<b>\$ 7,330,760.00</b>	<b>\$ 8,918,460.00</b>	<b>\$ 16,249,220.00</b>

**ATTACHMENT C**  
Actual Values as agreed to by all Parties

**Docket Number 42008**

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R1146274	\$ 1,949,020.00	\$ 500,980.00	\$ 2,450,000.00
R1146275	\$ 985,280.00	\$ 214,720.00	\$ 1,200,000.00
R8861039	\$ 1,532,350.00	\$ 4,467,650.00	\$ 6,000,000.00
R1149842	\$ 1,071,180.00		\$ 1,071,180.00
R1149843	\$ 1,170,890.00		\$ 1,170,890.00
R1146273	\$ 622,040.00		\$ 622,040.00
<b>TOTAL:</b>	<b>\$ 7,330,760.00</b>	<b>\$ 5,183,350.00</b>	<b>\$ 12,514,110.00</b>

### 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, Certified Mail, prepaid, this 11 th day of March, 2004, addressed to the following:

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

  
\_\_\_\_\_  
Diane E. Eismann

Schedule Nos. R1146274, R1146275, R8861039  
R1149842, R1149843, R1146273  
BAA Docket No. 42008  
Petitioner: Coalton Holdings LLC