

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44080
Petitioner: WDCI, INC., v. Respondent: BROOMFIELD COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R8863228+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$9,287,920
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 21st day of September 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 20, 2005

Karen E Hart

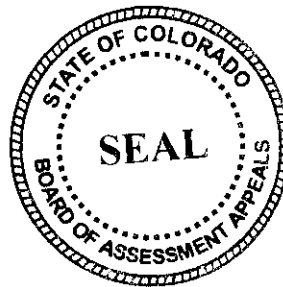
Karen E. Hart

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

Keela Steele
Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 44080

Multiple County Schedule Numbers: R8863228+1, As Set Forth in the Attached

STIPULATION (As to Tax Year 2004 Actual Value)

WDCI, INC.

Petitioner,

vs.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

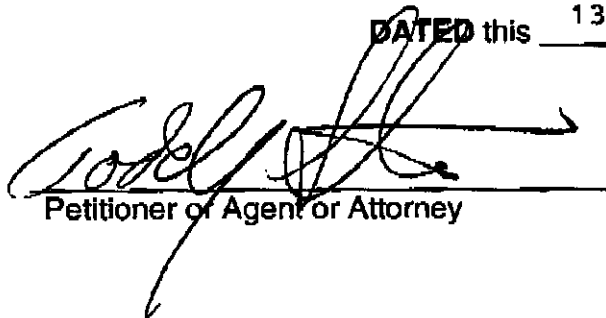
Petitioner and Respondent agree and stipulate as follows:

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.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.
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 2004 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 2004.
7. Brief narrative as to why the reduction was made:

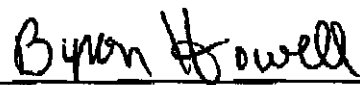
Reduction is based on actual vacancy and income as of January 1, 2004.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 17, 2005, at 8:30 A.M. be vacated.

DATED this 13 day of September, 2005.



Petitioner or Agent or Attorney



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Deputy City & County Attorneys for
Respondent,
Board of Equalization

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Vickie J. Krening, County Assessor

Address:

City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020
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Docket Number 44080

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 44080

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R8863225	1,527,440	3,375,000	4,902,440
R8863228	1,565,460	3,322,460	4,887,920
TOTAL:	3,092,900	6,697,460	9,790,360

ATTACHMENT B

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

Docket Number 44080

Schedule Number	Land Value	Improvement Value	Total Actual Value
R8863225	1,527,440	3,375,000	4,902,440
R8863228	1,565,460	3,322,460	4,887,920
TOTAL:	3,092,900	6,697,460	9,790,360

ATTACHMENT C
Actual Values as agreed to by all Parties


Docket Number 44080

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R8863225	1,527,440	2,872,560	4,400,000
R8863228	1,565,460	3,322,460	4,887,920
TOTAL:	3,092,900	6,195,020	9,287,920

CERTIFICATE OF MAILING

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2004 Actual Value) was sent via U.S. Postal Service, Regular Mail, prepaid, this 14th day of September, 2005, addressed to the following:

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



Diane Eismann

BAA Docket No. 44080
Schedule Nos. R8863225 and R8863228
Petitioner: WDCI, Inc.