

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46916
Petitioner: STEWART HOLDINGS LLLP, 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.: R2038204+6

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$2,600,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2006 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 25th day of January 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 24, 2007

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 Number: 46916

Multiple County Schedule Numbers: (As Set Forth in the Attached)

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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STIPULATION (As to Tax Year 2006 Actual Value)

STEWART HOLDINGS LLLP

Petitioner,

vs.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2006 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 follows:
 - Residential - R2038204;
 - Commercial - R2194404, R2196180, R2196312;
 - Vacant Land - R2038206, R2038350, R2196181.
3. Attachment A, attached hereto and incorporated herein by this reference, reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2006.
4. Attachment B, attached hereto and incorporated herein by this reference, 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 2006 actual values of the subject properties, as shown on Attachment C, attached hereto and incorporated herein by this reference.

6. The valuations, as established on Attachment C, attached hereto and incorporated herein by this reference, shall be binding with respect to only tax year 2006.

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


Two vacant land parcels were determined to be unbuildable warranting a reduction in value. Comparable sales supported a reduction of value on the residential parcel. No reductions in value were warranted on the commercial parcels.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 22, 2007, at 8:30 a.m. be vacated.

DATED this 23 day of January, 2007.



Petitioner or Agent or Attorney



Tami Yellico, Reg. #19417
Deputy City & County Attorney for
Respondent,
Board of Equalization

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Telephone: _____

303-438-6353



Vickie J. Brown, County Assessor

Address:

City and County of Broomfield
P.O. Box 1149
Broomfield, CO 80038-1149
303-464-5815

Docket Number 46916

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 46916

Schedule Number	Land Value	Improvement Value	Total Actual Value
Residential -			
R2038204	106,400	61,300	167,700
Commercial -			
R2194404	445,950	763,460	1,209,410
R2196180	336,890	668,340	1,005,230
R2196312	49,500	0	49,500
Vacant Land -			
R2038206	93,220	0	93,220
R2038350	16,790	0	16,790
R2196181	206,820	0	206,820
TOTAL:	1,255,570	1,493,100	2,748,670

ATTACHMENT B

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

Docket Number 46916

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
Residential -			
R2038204	106,400	61,300	167,700
Commercial -			
R2194404	445,950	763,460	1,209,410
R2196180	336,890	668,340	1,005,230
R2196312	49,500	0	49,500
Vacant Land -			
R2038206	93,220	0	93,220
R2038350	16,790	0	16,790
R2196181	206,820	0	206,820
TOTAL:	1,255,570	1,493,100	2,748,670

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 46916

Schedule Number	Land Value	Improvement Value	Total Actual Value
Residential -			
R2038204	79,800	47,240	127,040
Commercial -			
R2194404	445,950	763,460	1,209,410
R2196180	336,890	668,340	1,005,230
R2196312	49,500	0	49,500
Vacant Land -			
R2038206	1,000	0	1,000
R2038350	1,000	0	1,000
R2196181	206,820	0	206,820
TOTAL:	1,120,960	1,479,040	2,600,000