

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 47017</b></p>
<p>Petitioner: <b>BENJAMIN S. CATLIN UND 73.36% AND PROLO/EL DORADO RIDGE LLC,</b></p> <p>v.</p> <p>Respondent: <b>BROOMFIELD COUNTY BOARD OF EQUALIZATION.</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.: R1129059+1**

**Category: Valuation      Property Type: Commercial Real**
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:            \$9,000,000**

(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 26th day of September 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

September 25, 2007

*Karen E Hart*

Karen E. Hart

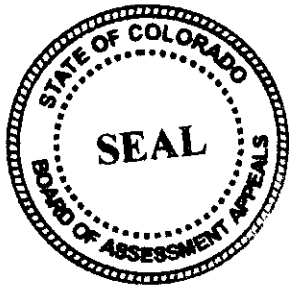
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Heather Wilcox*

Heather Wilcox



**RECEIVED**

**SEP 21 2007**

Assessor, City and  
County of Broomfield

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 47017**

**STIPULATION (As To Tax Year 2006 Actual Value)**

**BENJAMIN S. CATLIN UND 73.36% AND PROLO/EL DORADO RIDGE LLC**

Petitioner.

vs.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a 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. A conference call with the petitioner and respondent has resulted in the following agreement:

Subject properties are classified as Commercial Real property and are described as follows:

R1129059	Highridge Filing No. 2 Lot 2	11101 West 120 <sup>th</sup> Avenue, Broomfield, CO
R1131084	M and B	11101 West 120 <sup>th</sup> Avenue, Broomfield, CO

A brief narrative as to why the reduction was made: Adjustment is based on Income Approach to Market.

The Parties have agreed that the 2006 actual value of the subject properties should be reduced as follows:

**2006 ACTUAL VALUES**

SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
R1129059	\$ 2,000,000	\$ 12,660,570	\$ 14,660,570
R1131084	\$ 881,660	\$ 101,480	\$ 983,140
		<b>Total</b>	<b>\$ 15,643,710</b>

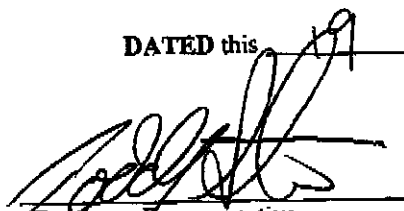
**ADJUSTED 2006 ACTUAL VALUES**

SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
R1129059	\$ 2,000,000	\$ 6,118,340	\$ 8,118,340
R1131084	\$ 881,660	\$ 0	\$ 881,660
		<b>Total</b>	<b>\$ 9,000,000</b>

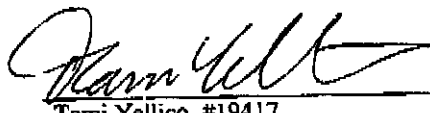
The valuation, as established above, shall be binding only with respect to the tax year 2006.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for October 11, 2007, at 1:00 p.m. be vacated.

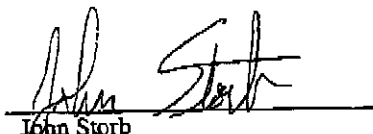
DATED this 19 day of September, 2007.



Petitioner Representative  
Todd J. Stevens  
Stevens & Associates, Inc.  
640 Plaza Drive, Suite 290  
Littleton, CO 80129  
303-347-1878



Tami Yellico, #19417  
Attorney for Respondent  
Broomfield Board of Equalization  
One DesCombes Drive  
Broomfield, CO 80020  
303-464-5806

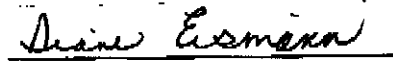


John Storb  
Acting Broomfield County  
Assessor  
One DesCombes Drive  
Broomfield, CO 80020  
303-464-5813

**CERTIFICATE OF MAILING**

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2006 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 24<sup>th</sup> day of September, 2007, addressed to the following:

Board of Assessment Appeals  
Room 315  
1313 Sherman Street  
Denver, CO 80203  
Fax: 303-866-4485

  
Diane Eismann

Diane Eismann

Schedule Nos. R1129059 and R1131084  
BAA Docket No. 47017  
Petitioner: Benjamin S. Catlin, etal