

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48620</b>
Petitioner: <b>ELDORADO RIDGE III LLC ET AL,</b>  v.  Respondent: <b>BROOMFIELD COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R1148027**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  
  

**Total Value:            \$10,000,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 28th day of January 2009.

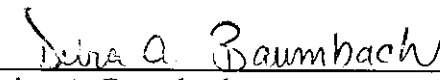
**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

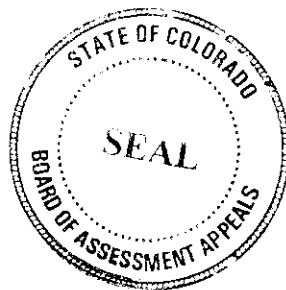
January 27, 2009

  
\_\_\_\_\_  
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

  
\_\_\_\_\_  
Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 48620**

**STIPULATION (As To Tax Year 2007 Actual Value)**

**EL DORADO RIDGE III LLC ET AL,**  
Petitioner,

v.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**  
Respondent.

2009 JAN 27 11:46:47

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2007 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation. A conference call with Petitioner and Respondent has resulted in the following agreement:

Subject property is classified as Commercial Real property and described as follows: 10901 West 120<sup>th</sup> Avenue, Broomfield, Colorado; County Schedule Number R1148027.

A brief narrative as to why the reduction was made: Income information received from the tax agent indicates a reduction in value for tax year 2007.

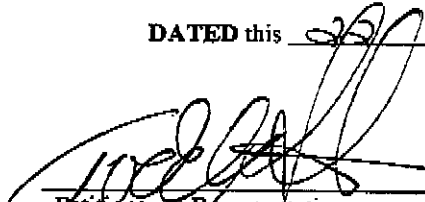
The Parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

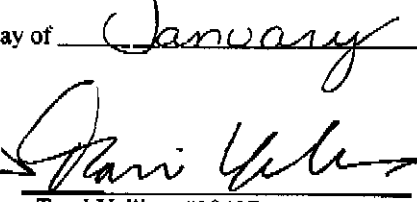
ORIGINAL VALUE		NEW VALUE (TY 2007)	
Land	\$ 2,634,560	Land	\$ 2,634,560
Improvements	\$ 13,032,440	Improvements	\$ 7,365,440
Total	\$ 15,667,000	Total	\$ 10,000,000

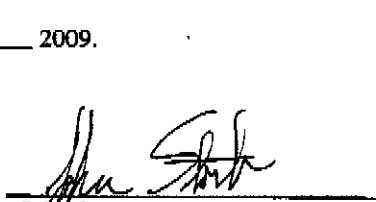
The valuation, as established above, shall be binding only with respect to the tax year 2007.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for February 17, 2009, at 8:30 a.m. be vacated.

DATED this 27 day of January 2009.

  
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Petitioner or 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

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

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2007 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 27<sup>th</sup> day of January, 2009, addressed to the following:

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

  
\_\_\_\_\_  
Diane Eismann

Schedule No. R1148027  
BAA Docket No. 48620  
Petitioner: El Dorado Ridge III LLC