

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50989
Petitioner: TURNPIKE CONSTRUCTION CO., 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.: R2038192+5

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 05-06 actual value of the subject property.
3. The parties agreed that the 05-06 actual value of the subject property should be reduced to:

Total Value: \$2,933,920
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 05-06 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 1st day of May 2009.

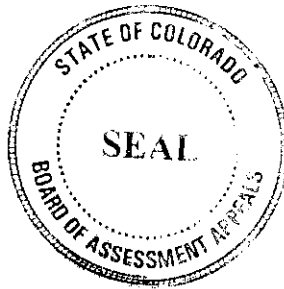
BOARD OF ASSESSMENT APPEALS

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

Toni Rigirozzi
Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 50989**

STIPULATION (As To Tax Years 2005 and 2006 Actual Values)

TURNPIKE CONSTRUCTION CO.,

Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

2009 APR 30 PM 2:15
STATE OF COLORADO
COUNTY OF BROOMFIELD

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding tax years 2005 and 2006 valuations of the subject properties and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation. Discussion between Petitioner and Respondent has resulted in the following agreement:

Subject properties are classified as Vacant Land and are described as follows:

R2038192	Olson Addition Lot 49	W. 119 th Avenue, Broomfield, Colorado
R2038266	Olson Addition Lot 50	W. 119 th Avenue, Broomfield, Colorado
R8862709	Norberg Subdivision Filing 1 Lot 1	Main Street, Broomfield, Colorado
R8862711	Norberg Subdivision Filing 1 Lot 2	11885 Main Street, Broomfield, Colorado
R8862713	NE4 Section 2-Township2S-Range 69W	Main Street, Broomfield, Colorado
R8862715	NE4 Section 2-Township2S-Range 69W	Broomfield, Colorado

A brief narrative as to why the reduction was made: Reviewed and analyzed Market information.

The Parties have agreed that the 2005 and 2006 actual values of the subject properties should be reduced as follows:

2005 ACTUAL VALUES

SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	PERSONAL	ACTUAL VALUE
R2038192	122,510	n/a	n/a	122,510
R2038266	109,970	n/a	n/a	109,970
R8862709	58,150	n/a	n/a	58,150
R8862711	50,360	n/a	n/a	50,360
R8862713	84,300	n/a	n/a	84,300
R8862715	1,217,800	n/a	n/a	1,217,800
			Total	1,643,090

ADJUSTED 2005 ACTUAL VALUES

SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	PERSONAL	ADJUSTED VALUE
R2038192	43,990	n/a	n/a	43,990
R2038266	36,970	n/a	n/a	36,970
R8862709	44,960	n/a	n/a	44,960
R8862711	38,940	n/a	n/a	38,940
R8862713	84,300	n/a	n/a	84,300
R8862715	1,217,800	n/a	n/a	1,217,800
			Total	1,466,960

The valuations, as established above, shall be binding only with respect to the tax year 2005.

2006 ACTUAL VALUES

SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	PERSONAL	ACTUAL VALUE
R2038192	122,510	n/a	n/a	122,510
R2038266	109,970	n/a	n/a	109,970
R8862709	60,460	n/a	n/a	60,460
R8862711	52,360	n/a	n/a	52,360
R8862713	84,300	n/a	n/a	84,300
R8862715	1,217,800	n/a	n/a	1,217,800
			Total	1,647,400

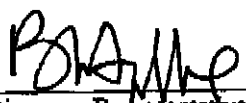
ADJUSTED 2006 ACTUAL VALUES

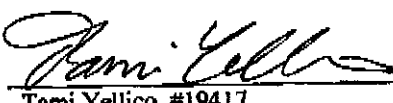
SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	PERSONAL	ADJUSTED VALUE
R2038192	43,990	n/a	n/a	43,990
R2038266	36,970	n/a	n/a	36,970
R8862709	44,960	n/a	n/a	44,960
R8862711	38,940	n/a	n/a	38,940
R8862713	84,300	n/a	n/a	84,300
R8862715	1,217,800	n/a	n/a	1,217,800
			Total	1,466,960


The valuations, 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 June 19, 2009, at 8:30 a.m. be vacated.

DATED this 30th day of April 2009.


 Petitioner or Representative
 Bal Spallone, V.P.
 Turnpike Construction Co.
 P.O. Box 367
 Broomfield, CO 80038



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


 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 Years 2005 and 2006 Actual Values) was faxed this 30th day of April, 2009, addressed to the following:

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



Diane Eismann

BAA Docket No. 50989
Schedule Nos. R2038192+5
Petitioner: Turnpike Construction Co.