

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56092</b>
Petitioner: <b>TERCERO PROPERTIES LTD.,</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.: R1097957**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  

**Total Value:            \$3,750,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2010 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 18th day of February 2011.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

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

*CM*

Cara McKeller



2011 FEB 15 AM 10:34

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 56092**

---

**STIPULATION (As To Tax Year 2010 Actual Value)**

---

**TERCERO PROPERTIES LTD.,**

Petitioner,

v.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**

Respondent.

---

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2010 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: Park Business Plaza Replat A Lot 1A; aka 6363 W. 120<sup>th</sup> Avenue, Broomfield, CO 80020; County Schedule Number R1097957.

A brief narrative as to why the reduction was made: Income and market data received from agent indicate a reduction in value for 2010.

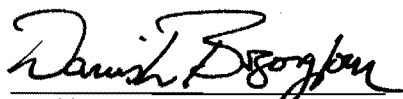
The Parties have agreed that the 2010 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (TY 2010)	
Land	\$ 1,175,090	Land	\$ 1,175,090
Improvements	\$ 2,739,770	Improvements	\$ 2,574,910
Personal	\$ _____	Personal	\$ _____
Total	\$ 3,914,860	Total	\$ 3,750,000

The valuation, as established above, shall be binding only with respect to the tax year 2010.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for March 7, 2011, at 8:30 a.m. be vacated.

DATED this 14<sup>th</sup> day of February 2011.



Petitioner or Representative  
Dariush Bozorgpour  
Property Tax Advisors, Inc.  
3090 S. Jamaica Ct., Suite 204  
Aurora, CO 80014  
303-368-0500



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 Year 2010 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 14<sup>th</sup> day of February, 2011, addressed to the following:

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



---

Diane Eismann

Schedule No. R1097957  
BAA Docket No. 56092  
Petitioner: Tercero Properties Ltd.