

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57753</b>
Petitioner: <b>WDCI, INC.,</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.: R8863228**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  
  

**Total Value:            \$4,400,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2011 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 24th day of October 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

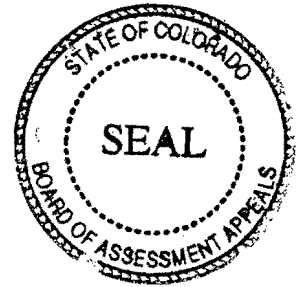
\_\_\_\_\_  
Diane M. DeVries

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

*CM*  
\_\_\_\_\_  
Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 57753**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2011 OCT 19 AM 11:34

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**STIPULATION (As To Tax Year 2011 Actual Value)**

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**WDCI, INC.,**

Petitioner,

v.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 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: 3600 West 144<sup>th</sup> Avenue, Broomfield, Colorado; a/k/a The Broadlands Filing No. 13 Replat A Block 1 Lot 5; County Schedule Number 8863228.

A brief narrative as to why the reduction was made: Income calculation lower based on cap rate adjustment.

The Parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

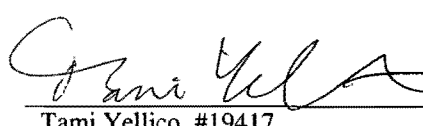
ORIGINAL VALUE		NEW VALUE (TY 2011)	
Land	\$ 1,461,100	Land	\$ 1,461,100
Improvements	\$ 3,198,900	Improvements	\$ 2,938,900
Total	\$ 4,660,000	Total	\$ 4,400,000


The valuation, as established above, shall be binding only with respect to tax year 2011.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for November 16, 2011, at 8:30 a.m. be vacated.

DATED this 10<sup>th</sup> day of October 2011.

  
Petitioner Representative  
Dan George  
1<sup>st</sup> Net Real Estate Services Inc.  
3333 S. Wadsworth Blvd.,  
Suite 200  
Lakewood, CO 80227  
720-962-5750

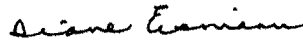
  
Tami Yellico, #19417  
Attorney for Respondent  
Broomfield Board of Equalization  
One DesCombes Drive  
Broomfield, CO 80020  
303-464-5806

  
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 2011 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 18<sup>th</sup> day of October, 2011, addressed to the following:

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



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Diane Eismann

Schedule No. R8863228  
BAA Docket No. 57753  
Petitioner: WDCI, Inc.