

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57805
Petitioner: JPI COLORADO LAND, LLLP, 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.: R1031826+9

Category: Valuation Property Type: Vacant Land
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: \$17,195,168

(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 13th day of October 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

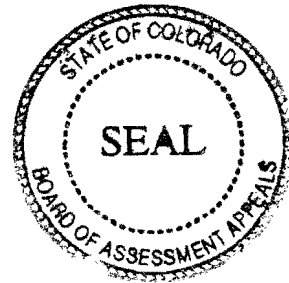
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 57805**

STIPULATION (As To Tax Year 2011 Actual Values)

JPI COLORADO LAND, LLLP,
Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,
Respondent.

2011 OCT 11 PM 3:53

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 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 Petitioner and Respondent has resulted in the following agreement:

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

R1031826	Interlocken Filing No. 14 Lot 1	400 Interlocken Crescent, Broomfield, CO
R1120492	Interlocken Filing No. 4 Block 2 Lot 1	485 Interlocken Blvd., Broomfield, CO
R8861123	Interlocken Filing No. 17 Block 1 Lot 2	260 Interlocken Blvd., Broomfield, CO
R8866392	Interlocken Filing No. 19 Block 1 Lot 1	235 Interlocken Blvd., Broomfield, CO
R8866393	Interlocken Filing No. 19 Block 1 Lot 2	255 Interlocken Blvd., Broomfield, CO
R8867025	Interlocken Filing No. 21 Block 1 Lot 1	100 Edgeview Drive, Broomfield, CO
R8867028	Interlocken Filing No. 21 Block 1 Lot 6	121 Edgeview Drive, Broomfield, CO
R8867567	Interlocken Filing No. 23 Block 1 Lot 2	105 Edgeview Drive, Broomfield, CO
R8867568	Interlocken Filing No. 23 Block 1 Lot 3	115 Edgeview Drive, Broomfield, CO
R8867569	Interlocken Filing No. 23 Block 1 Lot 1	250 Interlocken Blvd., Broomfield, CO

A brief narrative as to why the reduction was made: Recalculation of present worth discount with a longer sellout period indicates a reduction in value..

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

2011 Actual Values

Schedule Number	Land Value	Improvement Value	Personal Property	Actual Value
R1031826	2,359,420	n/a	n/a	2,359,420
R1120492	7,286,720	n/a	n/a	7,286,720
R8861123	532,880	n/a	n/a	532,880
R8866392	3,716,877	n/a	n/a	3,716,877
R8866393	2,691,537	n/a	n/a	2,691,537
R8867025	1,333,206	n/a	n/a	1,333,206
R8867028	1,315,017	n/a	n/a	1,315,017
R8867567	4,281,897	n/a	n/a	4,281,897
R8867568	4,151,107	n/a	n/a	4,151,107
R8867569	410,807	n/a	n/a	410,807
	28,079,468		Total	28,079,468

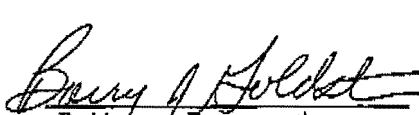
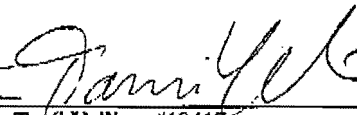
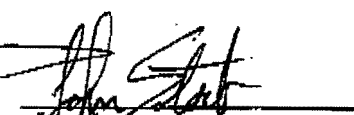
Adjusted 2011 Actual Values

Schedule Number	Land Value	Improvement Value	Personal Property	Adjusted Actual Value
R1031826	1,992,996	n/a	n/a	1,992,996
R1120492	6,558,048	n/a	n/a	6,558,048
R8861123	357,252	n/a	n/a	357,252
R8866392	1,786,960	n/a	n/a	1,786,960
R8866393	1,294,008	n/a	n/a	1,294,008
R8867025	603,944	n/a	n/a	603,944
R8867028	595,704	n/a	n/a	595,704
R8867567	1,939,704	n/a	n/a	1,939,704
R8867568	1,880,456	n/a	n/a	1,880,456
R8867569	186,096	n/a	n/a	186,096
	17,195,168		Total	17,195,168

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

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for October 20, 2011, at 8:30 a.m. be vacated.

DATED this 6th day of October, 2011.

 Petitioner or Representative Barry J. Goldstein, Esq. # 2218 Sterling Equities Inc. 950 S. Cherry Street, #320 Denver, CO 80246 303-757-8865	 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
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CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2011 Actual Values) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 11th day of October, 2011, addressed to the following:

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


 Diane Eismann

Schedule Nos. R1031826+9
 BAA Docket No. 57805
 Petitioner: JPI Colorado Land, LLLP