

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59033</b>
Petitioner: <b>EL DORADO RIDGE I &amp; II LLC UND 73.36%,</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.: R1129059+1**

**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:            \$12,510,000**

(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 26th day of March 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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

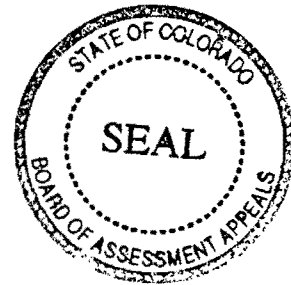
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

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Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 59033

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2012 MAR 21 PM 2:31

STIPULATION (As To Tax Year 2011 Actual Value)

EL DORADO RIDGE I & II LLC UND 73.36%

Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

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 Commercial Real property and are described as follows:

R1129059	Highridge Filing No. 2 Lot 2	11101 West 120 <sup>th</sup> Avenue, Broomfield, Colorado
R1131084	TR, NBR 301-310 Broomfield	11101 West 120 <sup>th</sup> Avenue, Broomfield, Colorado

A brief narrative as to why the reduction was made: Market leases during the study period support a lower value. No change to parking lot value.

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

2011 ACTUAL VALUES

SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	ACTUAL VALUE
R1129059	2,000,000	10,170,000	12,170,000
R1131084	880,000	n/a	880,000
		<b>Total</b>	<b>\$13,050,000</b>

ADJUSTED 2011 ACTUAL VALUES

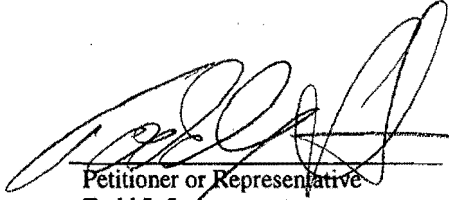
SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
R1129059	2,000,000	9,630,000	11,630,000
R1131084	880,000	n/a	*880,000
		<b>Total</b>	<b>\$12,510,000</b>

\*No change in value to Schedule No. R1131084.

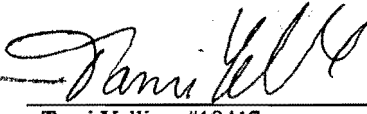
The valuation, as established above, shall be binding only with respect to the tax year 2011.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for March 29, 2012, at 8:30 p.m. be vacated.

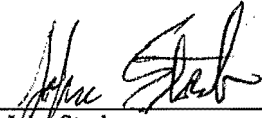
DATED this 16 day of March 2012.



Petitioner or Representative  
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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 17<sup>th</sup> day of March, 2012, addressed to the following:

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



Diane Eismann

Schedule Nos. R1129059 and R1131084  
BAA Docket No. 59033  
Petitioner: El Dorado Ridge I & II LLC Und 73.36%