

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62620
Petitioner: LEARNING CHILDREN LLC, 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.: R8866594

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$1,723,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 December 2013.

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

[Signature]

Cara McKeller



STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2013 DEC 10 PM 1: 12

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 62620**

STIPULATION (As To Tax Year 2013 Actual Value)

LEARNING CHILDREN LLC

Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2013 valuation of the subject property and jointly moves 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 and described as follows: Learning Children LLC 1680 Coalton Road, Broomfield, Colorado; a/k/a Midcities Filing No. 9, Replat A, Block 1, Lot 1; County Schedule Number R8866594.

A brief narrative as to why the reduction was made: Information provided by the agent indicated a reduction in value.

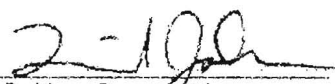
The Parties have agreed that the 2013 actual value of the subject property should be reduced as follows:

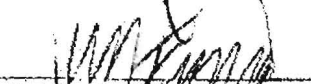
R8866594	ORIGINAL VALUE	NEW VALUE	(TY 2013)
Land	\$ 690,000	Land	\$ 690,000
Improvements	\$ 1,104,510	Improvements	\$ 1,033,000
Personal	\$ n/a	Personal	\$
Total	\$ 1,794,510	Total	\$ 1,723,000

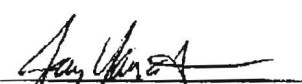
The valuation, as established above, shall be binding only with respect to tax year 2013.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for January 3, 2014, at 8:30 a.m. be vacated (or is unnecessary if one has not yet been scheduled).

DATED this 4 day of December 2013.


 Petitioner Representative
 David Johnson
 c/o Joseph C. Sansone Company
 18040 Edison Avenue
 Chesterfield, MO 63005
 636-733-5455

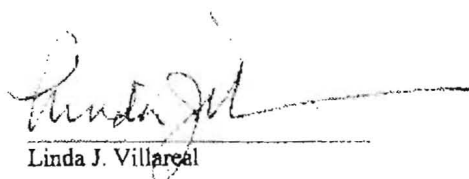

 Karl Grundt, #37695
 Attorney for Respondent
 Broomfield Board of Equalization
 One DesCombes Drive
 Broomfield, CO 80020
 303-464-5850


 Jag Yamsghita
 Broomfield County Appraiser
 One DesCombes Drive
 Broomfield, CO 80020
 303-464-5814

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2013 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 10th day of December, 2013, addressed to the following:

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



Linda J. Villareal

Schedule Nos. R8866594
BAA Docket No. 62620
Petitioner: Learning Children LLC

December 10, 2013

**To:
Board of Assessment Appeals**

**From:
Karl Frundt, Assistant County Attorney
City and County of Broomfield
303-464-5850
Linda Villareal, Legal Assistant
City and County of Broomfield
303-438-6353**