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|---|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203                | <b>Docket Number: 62897</b> |
| Petitioner:<br><b>SHOPS AT QUAIL CREEK LLC,</b><br><br>v.<br><br>Respondent:<br><b>BROOMFIELD COUNTY BOARD OF<br/>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.: R8867371+2**

**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:            \$8,807,607**

(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 25th day of February 2014.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

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

*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.

*Melissa Nord*

\_\_\_\_\_  
Melissa Nord



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 62897

RECEIVED  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
FEB 18 2014  
2014 FEB 21 AM 8:52  
CITY AND COUNTY ATTORNEY  
BROOMFIELD, COLORADO

STIPULATION (As To Tax Year 2013 Actual Value)

SHOPS AT QUAIL CREEK 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 properties are classified as both Commercial and Vacant Land and described, respectively as follows: 2055, 2255 W 136<sup>th</sup> Avenue, Broomfield, Colorado; a/k/a Lambertson Farms Filing No. 5, Block 1, Lot 2; 1905 W 136<sup>th</sup> Avenue a/k/a Lambertson Farms Filing No. 5, Block 1, Lot 6 and 1955 W 136<sup>th</sup> Avenue a/k/a Lambertson Farms Filing No. 5, Block 1, Tract A ; County Schedule Numbers R8867371, R8867376 and R8867377.

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 properties should be reduced as follows:

| <b>R8867371</b> | <b>ORIGINAL VALUE</b> | <b>NEW VALUE (TY 2013)</b> |
|-----------------|-----------------------|----------------------------|
| Land            | \$ 1,307,100          | Land \$ 1,307,100          |
| Improvements    | \$ 6,886,770          | Improvements \$ 6,775,413  |
| Personal        | \$ n/a                | Personal \$                |
| Total           | \$ 8,193,870          | Total \$ 8,082,513         |

| <b>R8867376</b> | <b>ORIGINAL VALUE</b> | <b>NEW VALUE (TY 2013)</b> |
|-----------------|-----------------------|----------------------------|
| Land            | \$ 780,000            | Land \$ 720,764            |
| Improvements    | \$ n/a                | Improvements \$ n/a        |
| Personal        | \$ n/a                | Personal \$ n/a            |
| Total           | \$ 780,000            | Total \$ 720,764           |

| <b>R8867377</b> | <b>ORIGINAL VALUE</b> | <b>NEW VALUE (TY 2013)</b> |
|-----------------|-----------------------|----------------------------|
| Land            | \$ 4,330              | Land \$ 4,330              |
| Improvements    | \$ n/a                | Improvements \$ n/a        |
| Personal        | \$ n/a                | Personal \$ n/a            |
| Total           | \$ 4,330              | Total \$ 4,330             |

The valuations, 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 21, 2014, at 8:30 a.m. be vacated (or is unnecessary if one has not yet been scheduled).

DATED this 18<sup>th</sup> day of February 2014.

1/21/14 #1685  
Petitioner Representative  
Ronald S. Loser, Esq  
Robinson Waters & O'Dorisio  
1099 18<sup>th</sup> St., Suite 2600  
Denver, CO 80202  
303-297-2600


Tami Yellico  
Tami Yellico, #19417  
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Broomfield Board of Equalization  
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303-464-5806

Robert Sayer  
Robert Sayer  
Broomfield County Assessor  
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 18<sup>th</sup> day of February, 2014, 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. R8867371, R8867376 and R8867377  
BAA Docket No. 62897  
Petitioner: Shops At Quail Creek LLC