

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 64972</b>
Petitioner: <b>BROOMFIELD-LAND ENTITY LLC,</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.: R8864413**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:  

**Total Value:            \$1,600,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2014 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 21st day of April 2015.

**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.

*Cara McKeller*

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 64972

STATE OF COLORADO  
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STIPULATION (As To Tax Year 2014 Actual Values)

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**BROOMFIELD-LAND ENTITY, LLC**

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 2014 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 Land and described as follows: Car Wash Express Filing No. 1, Blk 1, Lot 1, 5560 W. 120<sup>th</sup> Avenue, Broomfield, Colorado; County Schedule Number R8864413.

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

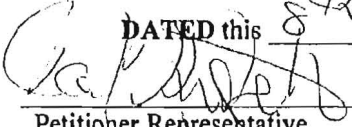
The Parties have agreed that the 2014 actual value of the subject property should be reduced as follows:

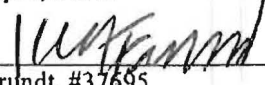
R8864413	ORIGINAL VALUE	NEW VALUE	(TY 2014)
Land	\$ 928,460	Land	\$ 928,460
Improvements	\$ 892,210	Improvements	\$ 671,540
Personal Property	\$ n/a	Personal Property	\$ n/a
Total	\$ 1,820,670	Total	\$ 1,600,000

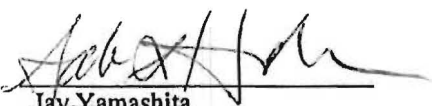
The valuation, as established above, shall be binding only with respect to tax year 2014.

Both Parties agree that a hearing before the Board of Assessment Appeals is unnecessary.

DATED this 8<sup>th</sup> day of April, 2015.

  
Petitioner Representative  
Carol Hughett  
Operations Manager  
Stevens & Associates, Inc.  
9635 Maroon Cir, Suite 450  
Englewood, CO 80112  
303-347-1878

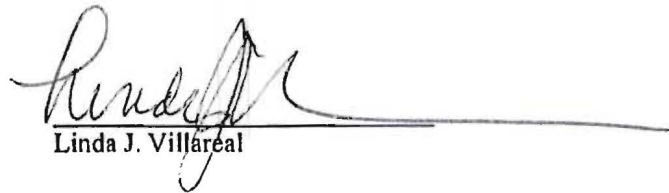
  
Karl Frundt, #37695  
Attorney for Respondent  
Broomfield Board of  
Equalization  
One DesCombes Drive  
Broomfield, CO 80020  
303-464-5850

  
Jay Yamashita  
Broomfield County Appraiser  
One DesCombes Drive  
Sandra Henbison  
Broomfield, CO 80020  
303-464-5833

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2014 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 17<sup>th</sup> day of April, 2015, addressed to the following:

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



Linda J. Villareal

Schedule No. R8864413  
BAA Docket No. 64972  
Petitioner: Broomfield-Land Entity LLC