

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>KEARNEY PLAZA COMPANY,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ADAMS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq. Address: 1700 Lincoln, Suite 2222 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.:</p>	<p><b>Docket Number: 38938</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R0091529**

**Category: Valuation**

**Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 263,154.00
Improvements	<u>\$1,458,096.00</u>
Total	\$1,721,250.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 9<sup>th</sup> day of January, 2003.

This decision was put on the record

January 8, 2003

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

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

*Penny S. Lowenthal*  
Penny S. Lowenthal



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<div style="text-align: center;"> <p>▲ COURT USE ONLY ▲</p> <hr/> <p>Docket Number: 38938          County Schedule Number:          R0091529</p> </div>
<b>Petitioner:</b> KEARNEY PLAZA COMPANY,  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
<b>STIPULATION (As to Tax Year 2001 and 2002 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2001 and 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
  
 Kearney Plaza Apartments, 6100 E. 63<sup>rd</sup> Place, Commerce City, Adams County, Colorado
2. The subject property is classified as multi family residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	\$	263,154
Improvements	\$	2,000,565
Total	\$	2,263,719

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$	263,154
Improvements	\$	2,000,565
Total	\$	2,263,719

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax years 2001 and 2002 actual value for the subject property:

Land	\$	263,154
Improvements	\$	1,458,096
Total	\$	1,721,250

6. The valuation, as established above, shall be binding only with respect to tax years 2001 and 2002.

7. Brief narrative as to why the reduction was made: Reduction to market value, subsidized housing.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 22, 2003 at 3:00 p.m. be vacated.

DATED this 6<sup>th</sup> day of January, 2003.



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Docket Number: 38938