

<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>QUAIL RIDGE APARTMENT INVESTORS, LLC.,</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. Robinson, Waters and O’Dorisio</p> <p>Address: 1099 18<sup>th</sup> Street, Suite 2600 Denver, CO 80202-1926</p> <p>Phone Number: 303.297.2600</p>	<p><b>Docket Number: 41982</b></p>
<p align="center"><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.: R0041605**

**Category: Valuation      Property Type: Residential**

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$1,080,420.00
Improvements:	<u>\$8,817,580.00</u>
Total:	\$9,898,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 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 16<sup>th</sup> day of October, 2004.

This decision was put on the record

October 14, 2004

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

**BOARD OF ASSESSMENT APPEALS**

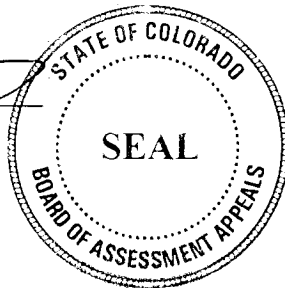
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 41982 County Schedule Number: R0041605
<b>Petitioner:</b> QUAIL RIDGE APARTMENT INVESTORS, LLC,  <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 2003 &amp; 2004 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2003 and 2004 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:  
     501 E. 102<sup>nd</sup> Avenue, Thornton, 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 years 2003 and 2004:

Land	\$ 1,080,420
Improvements	\$ 9,261,734
Total	\$ 10,342,154

RECEIVED  
 09 OCT 14 PM 12:57  
 BOARD OF ASSESSMENT APPEALS

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

Land	\$ 1,080,420
Improvements	\$ 9,261,734
Total	\$ 10,342,154

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2003 and 2004 for the subject property:


Land	\$ 1,080,420
Improvements	\$ 8,817,580
Total	\$ 9,898,000


6. The valuation, as established above, shall be binding only with respect to tax years 2003 and 2004.


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

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 21, 2004 at 9:45 a.m. be vacated.

DATED this 13<sup>th</sup> day of October, 2004.

  
\_\_\_\_\_  
Ronald S. Loser, #1685  
Robinson Waters and O'Dorizio  
1099 18<sup>th</sup> Street, Suite 2600  
Denver, CO 80202-1926

  
\_\_\_\_\_  
Jennifer Wascak Leslie #29457  
Assistant County Attorney for Respondent  
450 South 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6116

  
\_\_\_\_\_  
Gil Reyes, Assessor  
450 South 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6038

Docket Number: 41982