

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>2424 PARTNERSHIP,</p> <p>v.</p> <p>Respondent:</p> <p>WELD COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq Address: 1700 Lincoln St. #1300 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.: 1685</p>	<p>Docket Number: 42419</p>
<p align="center">ORDER ON STIPULATION</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.: R2360786

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	\$ 615,295.00
Improvements	<u>\$6,609,705.00</u>
Total	\$7,225,000.00

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

DATED/MAILED this 17th day of April, 2004.

This decision was put on the record

April 16, 2004

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

Jackie J. Brown
Jackie J. Brown



The seal is circular with a double border. The outer border contains the text "STATE OF COLORADO" at the top and "BOARD OF ASSESSMENT APPEALS" at the bottom. In the center of the seal, the word "SEAL" is printed.

42419

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: None yet Scheduled
Single County Schedule Number R2360786

STIPULATION (As To Tax Year 2003 Actual Value)

Petitioner(s), 2424 PARTNERSHIP / OMNI APARTMENT COMMUNITIES
1300 40 ST. - DENVER, COLO.

vs.
Weld COUNTY BOARD OF EQUALIZATION,
Respondent.

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move that arbitration of the property in question be hereby resolved.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
A Multiple-Building APARTMENT Complex IN Greeley, COLORADO.
INCLUDING POOL-CLUB HOUSE AND ALL LAND.

2. The subject property is classified as RESIDENTIAL property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	<u>\$ 615,295</u>	.00
Improvements	<u>\$ 8,220,435</u>	.00
Total	<u>\$ 8,835,730</u>	.00

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

Land	<u>\$ 615,295</u>	.00
Improvements	<u>\$ 8,220,435</u>	.00
Total	<u>\$ 8,835,730</u>	.00

Single Schedule No.

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

Land	<u>\$ 615,295</u>	.00
Improvements	<u>\$ 6,609,705</u>	.00
Total	<u>\$ 7,225,000</u>	.00

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

7. Brief narrative as to why the reduction was made:
Property Value WAS IN EXCESS of TYPICAL MARKET of Similar
Properties BASED UPON Age - Condition and AMMENITIES. Per Unit
Value WAS Simply Above Prevailing Market.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____ (date) at _____ (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

DATED this 12th day of MARCH, 2004.

* Spic Quincy, President
Petitioner(s) or Attorney
Omni. Apt Communities, Agent
For Owner

* Cindy Hiarque #13241
County Attorney for Respondent,
Board of Equalization

* Address:

Address:

3900 E Mexico #770
Denver, CO 80210

915 10th St. P.O. BOX 758
Greeley, CO 80632

Telephone: 303-692-0451 X100

Telephone: 970-356-4000 X4391

[Signature] 4-1-04
County Assessor

Address:

Docket Number None Scheduled
StipCnty.mst

Telephone: _____

Single Schedule No.

R2360786
Weid County