

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner:  <b>EQR SWN LINE VISTAS INC,</b>  v.  Respondent:  <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Jack P. Hanna CBIZ Property Tax Solutions, Inc. Address: P.O. Box 2798 Littleton, CO 80161-2798 Phone Number: 303.850.9945	<b>Docket Number: 43007</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.: 199821**  
  
**Category: Valuation      Property Type: Commercial**
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:	\$ 2,184,000.00
Improvements:	\$ 8,736,000.00
Total:	\$10,920,000.00

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

**DATED/MAILED** this 21<sup>st</sup> day of March, 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

March 18, 2005

*Karen E Hart*

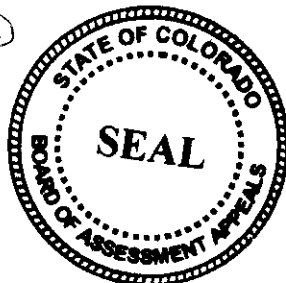
Karen E. Hart

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

*Keela K. Steele*  
Keela K. Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 43007  
County Schedule Number: 199821

---

STIPULATION (As To Tax Year 2003 Actual Value)

---

EQR-SWN Line Vistas, Inc.  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

---

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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

The property subject to this Stipulation is described as follows:  
Apartment land and buildings located at 7801 Allison Way, Arvada, Colorado.

1. The subject property is classified as commercial property.
2. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$ 2,310,300
Improvement	<u>\$ 9,241,400</u>
Total	\$11,551,700

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

Land	\$ 2,310,300
Improvement	<u>\$ 9,241,400</u>
Total	\$11,551,700

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

Land	\$ 2,184,000
Improvement	<u>\$ 8,736,000</u>
Total	\$10,920,000

5. The valuation, as established above, shall be binding only with respect to tax year 2003.
6. Brief narrative as to why the reduction was made:  
The value was adjusted to market value.
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 5, 2005 at 8:30 A.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals  (check if appropriate).

DATED this 16th day of March, 2005.

JACK P. HANNA  
Petitioner(s) or Attorney

JACK P. HANNA

Martin E. McKinley  
County Attorney for Respondent,  
Board of Equalization

Address:  
CBT2 PROPERTY TAX SOLUTIONS, INC  
P.O. Box 2798  
LITTLETON, CO 80141  
Telephone: 725-290-7047

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: \_\_\_\_\_

[Signature]  
Jefferson County Assessor

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419-2500

Docket Number 43007

Telephone: 303-271-8658

Schedule Number 199821