

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RALSTON VALLEY APARTMENTS, LLLP.,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Dan George 1st Net Real Estate Services, Inc.</p> <p>Address: 2255 S. Wadsworth Blvd., Ste. 108 Lakewood, CO 80227</p> <p>Phone Number: 720.962.5750</p>	<p>Docket Number: 43026</p>
<p>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.: 019035

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:	\$1,200,000.00
Improvement:	<u>\$4,800,000.00</u>
Total:	\$6,000,000.00

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.

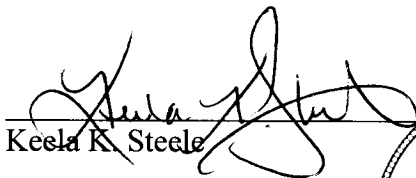
DATED/MAILED this 6th day of October, 2004.

This decision was put on the record

October 5, 2004

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

Keela K. Steele



BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43026
County Schedule Number: 019035

STIPULATION (As To Tax Year Actual Value)

Ralston Valley Apartments LLLP
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 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:

1. The property subject to this Stipulation is described as follows:
Ralston Valley Apartments LLLP
10304 W. 58th Pl.
Arvada, CO 80003
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>\$1,265,000</u>
Improvement	<u>\$5,060,200</u>
Total	<u>\$6,325,200</u>

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

Land	<u>\$1,265,000</u>
Improvement	<u>\$5,060,200</u>
Total	<u>\$6,325,200</u>

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BOARD OF ASSESSMENT APPEALS

5. 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	<u>\$1,200,000</u>
Improvement	<u>\$4,800,000</u>
Total	<u>\$6,000,000</u>

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:
Value adjusted based on GRM of potential rents for 2002.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 11/02/2004 (date) at 9:45am (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 30th day of September, 04.

Ralston Valley Apartmetns LLLP
Petitioner(s) or Attorney


County Attorney for Respondent,
Board of Equalization

Address:
Ralston Valley Apartments
10304 W. 58th Pl.
Arvada, CO 80003

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: 720-962-5750
Fax: 720-962-5750

Signature of Petitioner(s) or Attorney

Deputy County Assessor

X 

X 

Jefferson County Assessor

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

Docket Number 43026
Schedule Number 019035

Telephone: 303-271-8665