

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TERRACE VIEW APARTMENTS, LTD.,</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: Ronald E. Hambrick Address: 9520 S. Bellmore Lane Highlands Ranch, CO 80126 Phone Number: 303.791.0100</p>	<p>Docket Number: 43268</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.: 128941

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:	\$ 870,000.00
Improvements:	<u>\$3,480,000.00</u>
Total:	\$4,350,000.00

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 23rd day of December, 2004.

This decision was put on the record

December 22, 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

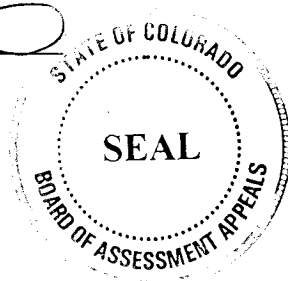
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steefe
Keela K. Steefe



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43268
County Schedule Number: 128941

STIPULATION (As To Tax Year Actual Value)

Terrace View Apartments Ltd.
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:
Terrace View Apartments Ltd.
12435 W. Dakota Avenue
Lakewood, CO 80228
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>\$1,127,160</u>
Improvement	<u>\$4,508,640</u>
Total	<u>\$5,635,800</u>

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

Land	<u>\$1,058,600</u>
Improvement	<u>\$4,234,400</u>
Total	<u>\$5,293,000</u>

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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>\$870,000</u>
Improvement	<u>\$3,480,000</u>
Total	<u>\$4,350,000</u>

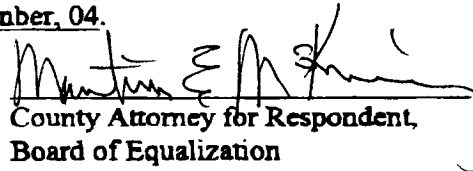
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:
Subject property is a Section 8 housing project. Value was adjusted based on similar Section 8 sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 01/13/2005 (date) at 3:00pm (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 3rd day of December, 04.

Terrace View Apartments Ltd.
Petitioner(s) or Attorney


County Attorney for Respondent,
Board of Equalization

Address:
Terrace View Apartments Ltd.
12435 W. Dakota Avenue
Lakewood, CO 80228

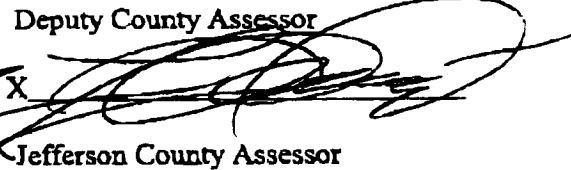
Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: 303-470-7100
Fax: 303-791-3230

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 43268
Schedule Number 128941

Telephone: 303-271-8665