

<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>CALAVERA POINT APARTMENTS, LLLP,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Layne F. Mann, Esq. Attorney at Law</p> <p>Address: 7475 W. 5<sup>th</sup> Avenue, #321 Lakewood, CO 80226</p> <p>Phone Number: (303) 233.8533</p>	<p><b>Docket Number: 44451</b></p>
<p><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.: 412820**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Land:	\$ 5,232,500.00
Improvements:	<u>\$20,930,000.00</u>
Total:	\$26,162,500.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 12<sup>th</sup> day of November, 2004.

This decision was put on the record

November 9, 2004

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

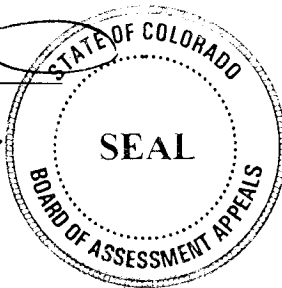
Karen E. Hart

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

*Keela K. Steele*  
Keela K. Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 44451  
County Schedule Number: 412820

STIPULATION (As To Tax Year Actual Value)

Calavera Point 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:  
Calavera Point Apartments  
9100 Vance St  
Westminster, CO 80021
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 2004 :

Land	<u>\$5,290,300</u>
Improvement	<u>\$21,161,100</u>
Total	<u>\$26,451,400</u>

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

Land	<u>\$5,290,300</u>
Improvement	<u>\$21,161,100</u>
Total	<u>\$26,451,400</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 2004 actual value for the subject property:

Land	<u>\$5,232,500</u>
Improvement	<u>\$20,930,000</u>
Total	<u>\$26,162,500</u>


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

7. Brief narrative as to why the reduction was made:  
Value adjusted based on market sales.

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 4th day of November, 04.

Calavera Point Apartments LLLP  
Petitioner(s) or Attorney

  
County Attorney for Respondent,  
Board of Equalization

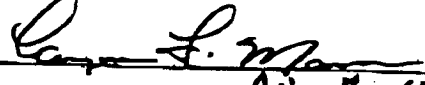
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Calavera Point Apartments LLLP  
9100 Vance St  
Westminster, CO 80021

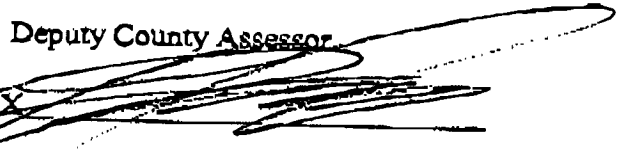
Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: 303-233-8533  
Fax: 303-233-3065

Signature of Petitioner(s) or Attorney

Deputy County Assessor

X   
Atty. #15611



Layne F. Mann  
7475 W. Fifth Avenue, Suite 321  
Lakewood, CO 80226

Jefferson County Assessor

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

Docket Number 44451  
Schedule Number 412820

Telephone: 303-271-8665