

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44472
Petitioner: EL TORO BLANCO II LTD LIABILITY CO, v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 131573+1

Category: Valuation Property Type: Commercial Real
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:

Total Value: \$2,263,590

(Reference Attached Stipulation)
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 AND MAILED this 16th day of November 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 15, 2005

Karen E Hart

Karen E. Hart

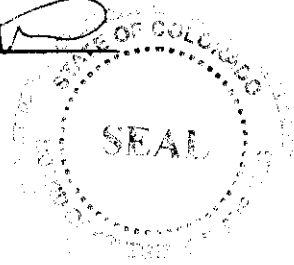
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 44472

County Schedule Number: 055507

STIPULATION (As To Tax Year 2004 Actual Value)

El Toro Blanco II LTD Liability CO

Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 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:
9625 West 16th Avenue
Lakewood, Colorado 80215

2. The subject property is classified as residential apartment property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2004:

Land	\$ 256,700
Improvements	<u>\$1,026,800</u>
Total	\$1,283,500

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

Land	\$ 256,700
Improvements	<u>\$1,026,800</u>
Total	\$1,283,500

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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	\$ 231,300
Improvements	\$ <u>923,850</u>
Total	\$1,155,150

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: The subject economic and physical conditions have been realized and adjusted to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 12th 2006 (date) at 8:30 am (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate)

DATED this 2nd day of November, 2005.

Petitioner(s) or Attorney

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

Address:
El Torro Blanco II LTD
9620 W. 16th Ave.
Lakewood, CO 80215
 Telephone: _____

Address:
100 Jefferson County Pkwy
Golden, CO 80419
 Telephone: 303 271-8600

Kenneth S. Kramer
 Agent: Mr. Kenneth S. Kramer
 Bronbaum, Weinschenk & Eason, P.C.
 370 Seventeenth Street
 Republic Plaza- 48th Floor
 Denver, CO 80202
 303-825-0800

[Signature]
 Deputy County Assessor
 Address:
100 Jefferson County Pkwy
Golden, CO 80419-2500
 Telephone: 303-271-8600

Docket Number 44472
 Schedule Number 055507

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 44472

County Schedule Number: 131573

STIPULATION (As To Tax Year 2004 Actual Value)

El Toro Blanco II LTD Liability CO
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 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:
9620 West 16th Avenue
Lakewood, Colorado 80215

2. The subject property is classified as residential apartment property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2004:

Land	\$ 246,320
Improvements	<u>\$ 985,280</u>
Total	\$1,231,600

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

Land	\$ 246,320
Improvements	<u>\$ 985,280</u>
Total	\$1,231,600

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5. After further review and negotiation, Petitioner(s) the and Board of Equalization agree to the following tax year 2004 actual value for the subject property:

Land	\$ 221,688
Improvements	\$ 886,752
Total	\$1,108,440

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: The subject economic and physical conditions have been realized and adjusted to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 12th, 2006 (date) at 8:30 am (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 2nd day of November, 2005.

Petitioner(s) or Attorney

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

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9620 W. 16th Ave.
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Telephone: _____

Address:
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Agent: Mr. Kenneth S. Kramer
Berenbaum, Weinshienk & Eason, P.C.
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