

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45475
Petitioner: FITZ 46 LLLP FKA MC PROPERTIES, v. Respondent: ADAMS 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.: R0097552+1

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$2,500,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 26th day of May 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 25, 2007

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

Heather Wilcox

Heather Wilcox



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Numbers: 45475 and 47043 Multiple County Schedule Numbers: (As set forth in the attached)
Petitioner(s): FITZ 46 LLLP FKA MC PROPERTIES, Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Tax Year 2005 and 2006 Actual Value)	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 and 2006 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as multi-family residential properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005 and 2006.
4. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2005 and 2006 actual values of the subject properties, as shown on Attachment A.

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2005 and 2006.

6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 4, 2007 at the hour of 8:30 a.m. be vacated.

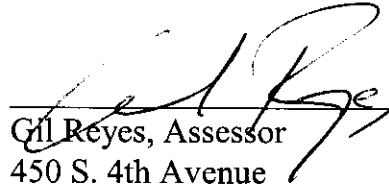
Dated this 22 day of May, 2007.



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Telephone: 303-654-6038

Docket Numbers: 45475 and 47043

ATTACHMENT A

Parcel Number: **01823-35-4-16-090**
Old Value:
Land: \$ 124,044
Improvements: \$ 1,266,088
Total: \$ 1,390,132

New Value:
Land: \$ 124,044
Improvements: \$ 1,132,460
Total: \$ 1,256,504

Parcel Number: **01823-35-4-16-010**
Old Value:
Land: \$ 111,036
Improvements: \$ 1,295,988
Total: \$ 1,407,024

New Value:
Land: \$ 111,036
Improvements: \$ 1,132,460
Total: \$ 1,243,496