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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 45718 |
| Petitioner: FITZ 46 LLLP FKA MC PROPERTIES, v. Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS. | |
| 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.: 0182335146009+1

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

Total Value: \$2,250,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 03-04 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 22nd day of January 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 18, 2008

Karen E Hart

Karen E. Hart

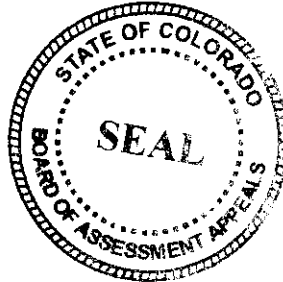
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigiroszi

Toni Rigiroszi



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| 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: 45718 County Schedule Number: 01823-35-4-16-009 & 01823-35-4-16-010 |
| Petitioner: 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 2003 and 2004 Actual Value) | |

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 2008 JAN 16 PM 1:27

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax years 2003 and 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 are described as set forth in the County Schedule Numbers on the attachment to this Stipulation.
2. The subject properties is classified as Multi-Family Residential properties.
3. Attachment "A" reflects the actual value of the subject properties as assigned by the Assessor for tax years 2003 and 2004.

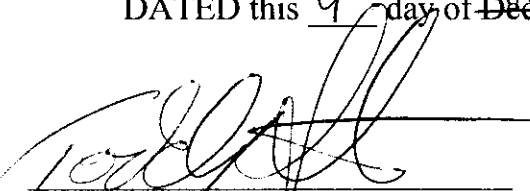
4. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax years 2003 and 2004 actual values of the subject properties as shown on Attachment "A".

5. The valuations as established on Attachment "A" shall be binding with respect to only tax years 2003 and 2004.

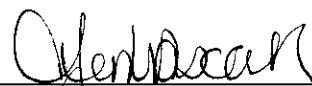
6. Brief narrative as to why the reduction was made: reduced to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 15, 2008 at 08:30 a.m. be vacated.

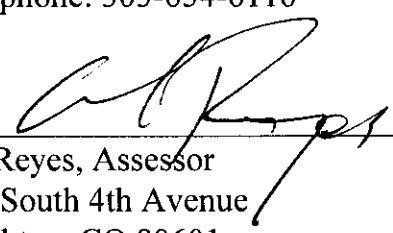
DATED this 9 day of January ²⁰⁰⁸ ~~December~~, 2007.



Todd J. Stevens
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Gil Reyes, Assessor
450 South 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6038

Docket Number: 45718

ATTACHMENT "A"

| | |
|----------------------------|---|
| Values: | Parcel Number: 01823-35-4-16-009 |
| Old Values | |
| Land | \$ 124,044 |
| Improvements | \$ <u>1,091,040</u> |
| Total | \$ 1,215,084 |
| | |
| New Values | |
| Land | \$ 124,044 |
| Improvements | \$ <u>1,000,956</u> |
| Total | \$ 1,125,000 |
| | |
| Values: | Parcel Number: 01823-35-4-16-010 |
| Old Value | |
| Land | \$ 111,036 |
| Improvements | \$ <u>1,120,940</u> |
| Total | \$ 1,231,976 |
| | |
| New Value | |
| Land | \$ 111,036 |
| Improvements | \$ <u>1,013,964</u> |
| Total | \$ 1,125,000 |
| | |
| SUM OF PARCELS (New Value) | \$ 2,250,000 |