

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53208
Petitioner: NORTH CLAUDE APARTMENTS LLC, 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.: R0128573+1

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$57,460,000

(Reference Attached Stipulation)

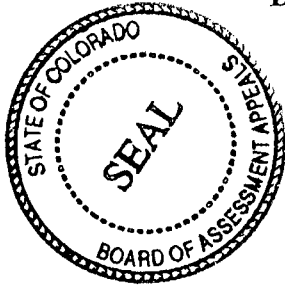
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 19th day of January 2010.



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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<div style="text-align: right;"> 2010 JAN -8 P11 2:01 </div>
Petitioner: NORTH CLAUDE APARTMENTS LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 53208 Multiple County Schedule Numbers: (As set forth in Attachment A) 01573-35-4-03-019/R0128573 and 01573-35-4-03-020/ R0129242
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer 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 2009 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner 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 Attachment A 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 Adams County Board of Equalization for tax year 2009.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2009 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 2009.

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 N/A at the hour of N/A be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

Dated this 23rd day of December, 2009.

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ATTACHMENT A

2010 JAN -3 PM 2:01

Parcel Number: 01573-35-4-03-019

Old Value:
Land: \$ 2,141,061
Improvements: \$26,830,399
Total: \$28,971,460

New Value:
Land: \$ 2,141,061
Improvements: \$26,318,939
Total: \$28,460,000

Parcel Number: 01573-35-4-03-020

Old Value:
Land: \$ 1,556,529
Improvements: \$30,143,471
Total: \$31,700,000

New Value:
Land: \$ 1,556,529
Improvements: \$27,443,471
Total: \$29,000,000