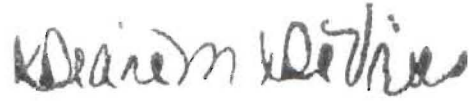


DATED AND MAILED this 19th day of February 2016.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries

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



Debra A. Baumbach



Tisha Luna



BOARD OF ASSESSMENT APPEALS,
State of Colorado
1313 Sherman Street, Room 315
Denver, CO 80203

2016 FEB 16 PM 1:34

Petitioner:
EQR FANCAP 2000A LP

Respondent:
ADAMS COUNTY BOARD OF EQUALIZATION.

Kerri A. Booth, #42562
Assistant Adams County Attorney
4430 S. Adams County Parkway
5th Floor, Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116
Fax: 720-523-6114

▲ COURT USE ONLY ▲

Docket Number: 66717
County Schedule Number:
R0025923

STIPULATION (As to Tax Year 2015 Actual Value)

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:
Waterford Apartment Complex of 334 units at 2801 E. 120th Avenue,
Thornton, CO 80233
2. The subject property is classified as Residential Multi-Family property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Land	\$6,533,778
Improvements	\$48,955,003
Total	\$55,488,781

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

Land	\$6,533,778
Improvements	\$48,955,003
Total	\$55,488,781

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2015 for the subject property:

Land	\$6,533,778
Improvements	\$42,852,222
Total	\$49,386,000

6. Both parties stipulate and agree that the valuation as established above is binding with respect to tax year 2015 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

7. Brief narrative as to why the reduction was made: Reduction to reflect market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 2, 2016 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 10th day of February 2016.


 Alex Martinez
 Marvin F. Poer & Company
 410 117th St. Suite 1175
 Denver, CO 80202
 Telephone: (303) 573-0975


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