

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>PINE GARDEN ASSOCIATES, LP</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ADAMS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, Esq. Address: 1700 Lincoln St., #2222 Denver, CO 80203 Phone Number: (303) 866-9400 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38936</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R0048738**

**Category: Valuation**

**Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 799,762.00
Improvements	\$ <u>3,139,238.00</u>
Total	\$3,939,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 21<sup>st</sup> day of September, 2002.

This decision was put on the record

September 20, 2002

**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

*Debra A. Baumbach*

Debra A. Baumbach

*Penny S. Bunnell*  
Penny S. Bunnell

Docket No: 38936



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

**Petitioner:**  
PINE GARDEN ASSOCIATES, LP,

**Respondent:**  
ADAMS COUNTY BOARD OF EQUALIZATION.

JAMES D. ROBINSON, #5899  
ADAMS COUNTY ATTORNEY  
Jennifer Wascak Leslie, #29457  
Assistant County Attorney  
450 South 4<sup>th</sup> Avenue  
Brighton, CO 80601  
Telephone: 303-654-6116  
Fax: 303-654-6114

RECEIVED  
02 SEP 19 AM 11:58  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**▲ COURT USE ONLY ▲**

Docket Number: 38936  
County Schedule Number:  
R0048738

**STIPULATION (As to Tax Year 2001 Actual Value)**

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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:  
9200 Elm Court, Federal Heights, Adams County, Colorado
2. The subject property is classified as multi-family residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	\$	799,762
Improvements	\$	3,438,583
Total	\$	4,238,345

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

Land	\$	799,762
Improvements	\$	3,438,583
Total	\$	4,238,345

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

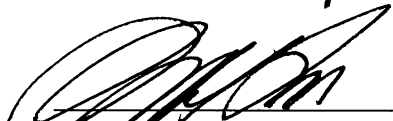
Land	\$	799,762
Improvements	\$	3,139,238
Total	\$	3,939,000

6. The valuation, as established above, shall be binding only with respect to tax year 2001.


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

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 3, 2002 at 3:00 p.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_\_ (check if appropriate).

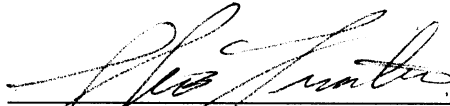
DATED this 17<sup>th</sup> day of September, 2002.



Ronald S. Loser, Esq.  
1700 Lincoln Street, #2222  
Denver, CO 80203  
Telephone: 303-866-9400



Jennifer Wascak Leslie #29457  
Assistant County Attorney for Respondent  
450 South 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6116



Skip Fischer, Assessor  
450 South 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6038

Docket Number: 38936