

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SUN COMMUNITIES LP & SUN GP LLC,</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Michael F. Baccash, Esq. Sarnoff & Baccash</p> <p>Address: One North LaSalle Street #1920 Chicago, IL 60602</p> <p>Phone Number: 312-782-8310</p> <p>Attorney Reg. #: 018675</p>	<p>Docket Number: 39110</p>
<p align="center">ORDER ON STIPULATION</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.: R0203696

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	\$ 1,836,000.00
Improvements	<u>6,579,000.00</u>
Total	\$8,415,000.00

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

DATED/MAILED this 13th day of March, 2003.

This decision was put on the record

March 12, 2003

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

BOARD OF ASSESSMENT APPEALS

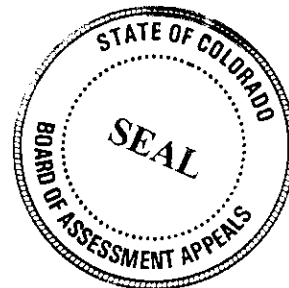
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 39110
County Schedule Number: R0203696

STIPULATION (As To Tax Year 2001 Actual Value)

Aspen-Fort Collins LTD Partnership C/O Sun Communities Operating L P
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

RECEIVED
03 MAR 12 AM 9:28
LARIMER COUNTY BOARD OF EQUALIZATION

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.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
Timberidge South MHP
2. The subject property is classified a Mobile Home Park property.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 1,836,000
Improvement	\$ <u>7,344,000</u>
Total	\$ 9,180,000

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

Land	\$ 1,836,000
Improvement	\$ <u>7,344,000</u>
Total	\$ 9,180,000

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

Land	\$	1,836,000
Improvement	\$	<u>6,579,000</u>
Total	\$	8,415,000

6. The valuations, as established above, shall be binding only with respect to tax year 2001 and 2002.
7. Brief narrative as to why the reduction was made: Adjusted to a fair Market Value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 26, 2003 be vacated.

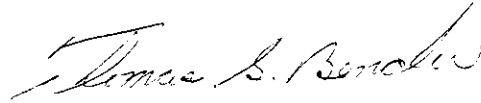
DATED this 3rd day of March, 2003



Petitioner(s) Sarnoff & Baccash

Address:

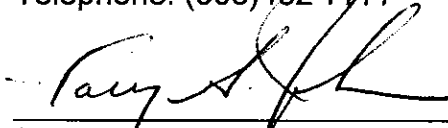
Suite 1920 One North La Salle St.
Chicago, Illinois 60602-3907
312-782-8310



THOMAS G. BENDER, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:

HARDEN, SCHMIDT, HASS & HAAG PC
Ninth Floor, First Tower Bldg.
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (303)482-7777



LARRY G. JOHNSON
LARIMER COUNTY ASSESSOR

Address:

Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (303)498-7054

Docket Number 39110 StipCnty.mst

RECORDED

MAR 28 AM 9:28

CLERK OF DISTRICT COURT APPEALS