

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MARCELLA MANOR ASSOCIATES, LTD.,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Thomas M. Wise Marcella Manor Associates, Ltd.</p> <p>Address: 6555 Schneider Way, Box A Arvada, Colorado 80004</p> <p>Phone Number: 303-425-1112</p>	<p>Docket Number: 39917</p>
<p style="text-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.: 142373

Category: Valuation Property Type: Commercial

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	\$1,430,000.00
Improvements	<u>\$5,720,000.00</u>
Total	\$7,150,000.00

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 Jefferson County Assessor is directed to change his records accordingly.

DATED/MAILED this 18th day of October, 2002.

This decision was put on the record

October 17, 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

Marian F. Brennan

Marian F. Brennan

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 39917
County Schedule Number: 142373

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BOARD OF ASSESSMENT APPEALS

STIPULATION (As To Tax Year 2001 Actual Value)

Marcella Manor Associates LTD
Petitioner.

vs.

Jefferson County Board of Equalization,
Respondent.

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 follows:
Marcella Manor
6553 Schneider Way
Arvada, CO 80004
2. The subject property is classified as Residential property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	<u>\$ 1,520,200</u>
Improvement	<u>\$ 6,081,000</u>
Total	<u>\$ 7,601,200</u>
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the property as follows:

Land	<u>\$ 1,520,200</u>
Improvement	<u>\$ 6,081,000</u>
Total	<u>\$ 7,601,200</u>

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

Land	\$ <u>1,430,000</u>
Improvement	\$ <u>5,720,000</u>
Total	\$ <u>7,150,000</u>

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:
Property adjusted to market value based on newly obtained sales data

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 4, 2002 (date) at 2:00 pm (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 10th day of October, 2002.

* Thomas M. Wise [Signature]
Petitioner(s) or Attorney

County Attorney for Respondent,
Board of Equalization

* TITLE: General Partner

* Address: _____

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Thomas M. Wise
8333 Schneider Way, Box A
Arvada, Colorado 80004
(Telephone 303/425-1112)

Telephone: _____

[Signature]
County Assessor

Address:
100 Jefferson County Parkway
Golden, Colorado 80419-2500

Docket Number 39917
Schedule Number 142373

Telephone: 303-271-8665