

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MOUNTAIN RUN LP,</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: Kenneth S. Kramer, Esq. Address: 370 17th Street, Suite 2600 Denver, CO 80202 Phone Number: (303) 825-0800 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39927</p>
<p>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.: 081995, 081996, 196651
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:

Reference attached Stipulation .

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 30th day of July, 2002.

This decision was put on the record

July 29, 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 Number: 39927



**BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO**

Docket Number: 39927
 County Schedule Number: 081995, 081996 & 196651

02 JUL 26 PM 1:10

STIPULATION (As To Tax Year 2001 Actual Value)

Mountain Run LP
 Petitioner(s),

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:
Mountain Run Apartments
12255 W Nevada Dr.
Lakewood, CO 80228

2. The subject property is classified as residential apartment property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

	<u>081995</u>	<u>081996</u>	<u>196651</u>
Land	\$ <u>700</u>	\$ <u>558,400</u>	\$ <u>489,900</u>
Improvements	\$ <u>0</u>	\$ <u>2,233,800</u>	\$ <u>1,959,500</u>
Total	\$ <u>700</u>	\$ <u>2,792,200</u>	\$ <u>2,449,400</u>

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

	<u>081995</u>	<u>081996</u>	<u>196651</u>
Land	\$ <u>700</u>	\$ <u>558,400</u>	\$ <u>489,900</u>
Improvements	\$ <u>0</u>	\$ <u>2,233,800</u>	\$ <u>1,959,500</u>
Total	\$ <u>700</u>	\$ <u>2,792,200</u>	\$ <u>2,449,400</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:

	<u>081995</u>	<u>081996</u>	<u>196651</u>
Land	\$ <u>700</u>	\$ <u>600,000</u>	\$ <u>360,000</u>
Improvements	\$ <u>0</u>	\$ <u>2,400,000</u>	\$ <u>1,440,000</u>
Total	\$ <u>700</u>	\$ <u>3,000,000</u>	\$ <u>1,800,000</u>

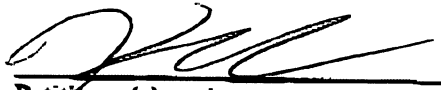
6. The valuation, as established above, shall be binding only with respect to tax year 2001.

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

The value adjusted to market value based on sales of similar type properties further supported by the consideration of GRM as a unit of comparison.

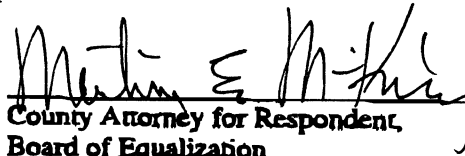
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 26, 2002 (date) at 8:30AM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 22nd day of June, 2002.


Petitioner(s) or Attorney
Berenbaum Weinshien & Assoc. P.C.

Address:
370 17th Street, Suite 2600
Denver CO 80202

Telephone: _____


County Attorney for Respondent,
Board of Equalization

Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: 303-271-8600


Tom Adams, Commercial Supervisor

Address:
100 Jefferson County Pkwy
Golden, CO 80419-2500

Docket Number 39927 Telephone: 303-271-8600
Schedule Number 081995, 081996 & 196651