

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ASPEN POINT 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. Berenbaum & Weinshienk Address: 370 17th Street, Suite 4800 Denver, CO 80202 Phone Number: 303-825-0800 Attorney Reg. No.: 16929</p>	<p>Docket Number: 39935</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.: 003777

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	\$1,233,640.00
Improvements	<u>\$4,934,560.00</u>
Total	\$6,168,200.00

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/her records accordingly.

DATED/MAILED this 29th day of April, 2003.

This decision was put on the record

April 28, 2003.

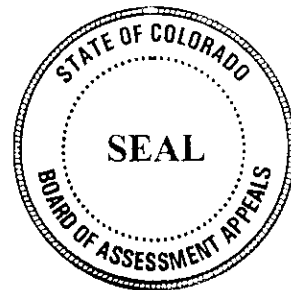
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Mary J. Helfer
Mary J. Helfer

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 39935
County Schedule Number: 003777

STIPULATION (As To Tax Year Actual Value)

Aspen Point L P
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 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:
Aspen Point Apartments
5901 Pierce St.
Arvada, CO 80003
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>\$1,254,200</u>
Improvement	<u>\$5,017,000</u>
Total	<u>\$6,271,200</u>

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

Land	<u>\$1,254,200</u>
Improvement	<u>\$5,017,000</u>
Total	<u>\$6,271,200</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>\$1,233,640</u>
Improvement	<u>\$4,934,560</u>
Total	<u>\$6,168,200</u>

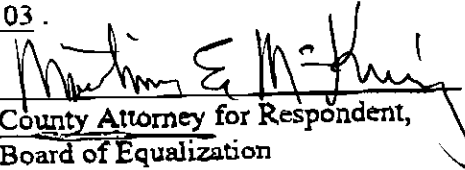
6. The valuation, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:
Value adjusted based on GRM of potential rents for 2000.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 05/02/2003 (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 9th day of April, 03.

Aspen Point L P
Petitioner(s) or Attorney


County Attorney for Respondent,
Board of Equalization

Address:
Aspen Point Apts.
5901 Pierce St.
Arvada, CO 80003

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: 303-592-8353
Fax: 303-629-7610

Signature of Petitioner(s) or Attorney
X 

Jefferson County Assessor

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

Docket Number 39935
Schedule Number 003777

Telephone: 303-271-8665