

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>VINTAGE AT HYLAND HILLS INVESTORS,</p> <p>v.</p> <p>Respondent:</p> <p>ADAMS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Matthew W. Poling Deloitte & Touche Address: 555 17th Street, Ste. 3600 Denver, CO 80202 Phone Number: 303.308.2191</p>	<p>Docket Number: 41526</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.: 01719-19-2-03-001

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$ 3,669,496.00
Improvements:	<u>\$42,586,504.00</u>
Total:	\$46,256,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 4th day of April, 2005.

This decision was put on the record

April 1, 2005

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

BOARD OF ASSESSMENT APPEALS

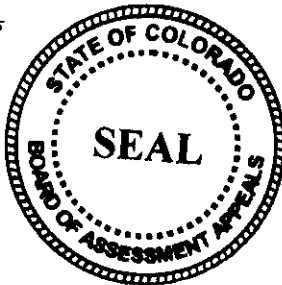
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 41526 County Schedule Number: 171919203001
Petitioner: VINTAGE AT HYLAND HILLS INVESTORS, Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Tax Year 2003 Actual Value)	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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:

 Vintage At Hyland Hills Apartments
 4901 W. 93rd Avenue, Westminster, Adams County, Colorado
2. The subject property is classified as Residential, Multi-Family property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$ 3,669,496
Improvements	\$ 45,950,298
Total	\$ 49,619,794

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

Land	\$ 3,669,496
Improvements	\$ 45,950,298
Total	\$ 49,619,794

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2003 for the subject property:


Land	\$ 3,669,496
Improvements	\$ 42,586,504
Total	\$ 46,256,000

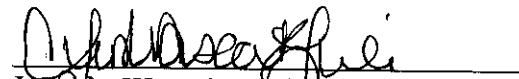
6. The valuation, as established above, shall be binding only with respect to tax year 2003.


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 May 24, 2005, at 8:30 a.m. be vacated.

DATED this 31st day of March, 2005.


Matthew W. Poling
Deloitte & Touche
555 17th Street, Suite 3600
Denver, CO 80202


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


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

Docket Number: 41526