

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CA PARTNERSHIP LTD.,</p> <p>v.</p> <p>Respondent:</p> <p>MOFFAT COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Steve Letman Consultus Asset Valuation, Inc. Address: 16 A Inverness Place East Englewood, CO 80111 Phone Number: (303) 770-2420</p>	<p>Docket Number: 42048</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.: 0806573400003

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	\$ 121,684.00
Improvements	<u>\$2,708,904.00</u>
Total	\$2,830,588.00

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

DATED/MAILED this 28th day of January, 2004.

This decision was put on the record

January 27, 2004

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. Lowenthal
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket No. 42048

Single County Schedule No. 08065734300003

STIPULATION (As to Tax Year 2003 Actual Value)

CA PARTNERSHIP LTD

Petitioner,

vs.

MOFFAT COUNTY BOARD OF EQUALIZATION

Respondent.

Petitioner 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 and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

605 – 655 Wickes Avenue, Craig, Colorado 81625

South 7.56 acres of Lot 1, Columbine Subdivision, Craig, Moffat County,
Colorado.

2. The subject property is classified as Residential.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$121,684.00
Improvements	\$3,619,017.00
Total	\$3,740,701.00

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COUNTY OF MOFFAT
CLERK OF BOARD OF ASSESSMENT APPEALS

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

Land	\$121,684.00
Improvements	\$3,619,017.00
Total	\$3,740,701.00

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

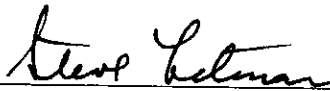
Land	\$121,684.00
Improvements	\$2,708,904.00
Total	\$2,830,588.00

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:

Adjustment was made based upon the Division of Property Taxation's recommended valuation method for government assisted housing.

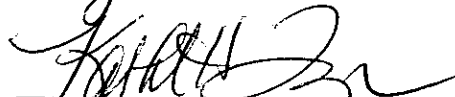
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 5, 2004 at 8:30 a.m. be vacated.

DATED this 27th day of January, 2004.



Steve Letman
Consultus Asset Valuation, Inc.
Agent for Petitioner

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Suzanne Brinks
County Assessor

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