

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>KINDRED HEALTHCARE &amp; REHAB CTR-NO,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner: Name: Kenneth S Kramer, Esq. Berenbaum, Weinshienk & Eason, P.C. Address: 370 17th Street, Suite 4800 Denver, CO 80202 Phone Number: 303-825-0800	<b>Docket Number: 42396</b>
<b>ORDER ON STIPULATION</b>	

**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.: R0119547**  
  
       **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:

**Total Value:           \$6,000,000**

(Reference Attached Stipulation)

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 AND MAILED** this 7th day of May 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 5, 2005

\_\_\_\_\_

*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

*Keela Steele*

\_\_\_\_\_  
Keela Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER(s): 42396

County Account Numbers: R0119547

STIPULATION (As To Tax Year 2003 Actual Value)

PAGE 1 OF 3

KINDRED HEALTHCARE & REHAB CTR now know as FIRST HEALTHCARE CORPORATION

Petitioner(s),  
vs.

ADAMS COUNTY BOARD OF EQUALIZATION,

Respondent.

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 follows:

401 Malley Drive, Northglen, Colorado 80233

SUB:BERG TRACT NO 2 DESC: COM AT SE COR SE4 SEC 3/2/68 TH N 1264/55 FT TO PT ON ELY EXT OF N ROW LN OF MALLEY DR TH ALG SD ELY EXT AND N ROW LN AS FOL W 964/32 FT TO TRUE POB TH CONT W 74/77 FT TO BEG OF CURVE DELTA OF SD CURVE BEING 21D 20M RAD OF 250 FT CHD BRS N 78D 54M W 92/55 FT TH ALG ARC OF SD CURVE 93/08 FT TO END OF CURVE TH N 68D 14M W 225 FT TO BEG OF CURVE TO LEFT DELTA IS 08D 30M RAD OF 550 FT CHD BRS N 72D 29M W 81/52 FT TH ALG ARC OF SD CURVE 81/59 FT TO END OF CURVE TH N 76D 44M W 75/10 FT TO PT ON ELY ROW LN FARMERS HIGHLINE CANAL TH ALG ELY ROW LN N 29D 45M E 43/55 FT TH N 54D 30M E 238/26 FT TH N 27D 13M E 47/63 FT TO A PT TH S 359/90 FT M/L TO POB TOG WITH PT OF LOT 2 BEG AT NW COR BERG TRACT NO 2 SUBD A PT OF SE4 3/2/68 TH E 559/32 FT TO A PT TH N 215/66 FT TH W 450/93 FT TO A PT ON LY ROW LN FARMERS HIGHLINE CANAL TH S 26D 13M W ALG SD ROW LN 239/51 FT TO POB BLK 3 WEBSTER LAKE SUBD 3RD FILING

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

Land	\$1,021,050
Improvements	<u>\$7,318,520</u>
Total	\$8,339,570

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

Land	\$1,021,050
Improvements	<u>\$7,318,520</u>
Total	\$8,339,570

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

Land	\$ 1,021,046
Improvements	<u>\$ 4,978,954</u>
Total	\$ 6,000,000

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: The evidence presented by the Petitioner indicates that the market value of the property is supported by the reduction.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 26, 2004 at 3:00 p.m. be vacated.
9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

Docket Number: 42396

County Schedule Numbers: R0119547

**STIPULATION (As To Tax Year 2003 Actual Value)**

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DATED this \_\_\_\_\_ day of April, 2005.

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Petitioner(s) or Attorney

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\_\_\_\_\_  
GIL REYES

Adams County Assessor

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Brighton, CO 80601-3188