

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MARSTON POINTE LIMITED PARTNERSHIP,</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: Berenbaum, Weinshienk & Eason, P.C. Kenneth S. Kramer, Esq</p> <p>Address: 370 17th St. Suite 4800 Denver, CO 80202</p> <p>Phone Number: (303) 825-0800</p>	<p>Docket Number: 42725</p>
<p 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.: 417957

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	\$ 2,585,000.00
Improvements	<u>\$10,340,000.00</u>
Total	\$12,925,000.00

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

DATED/MAILED this 3rd day of February, 2004.

This decision was put on the record

February 2, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

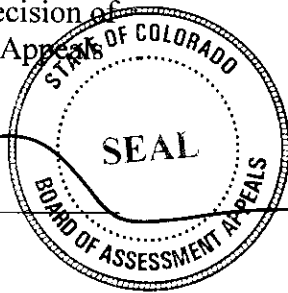
Karen E. Hart

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

Jackie J. Brown
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 42725
County Schedule Number: 417957

STIPULATION (As To Tax Year Actual Value)

Marston Pointe Limited Partnership
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

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BOARD OF ASSESSMENT APPEALS

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:
7877 W. Mansfield Parkway
Lakewood, Co 80235
2. The subject property is classified as Multi-Family Residential property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

Land	<u>\$2,693,500</u>
Improvement	<u>\$10,774,180</u>
Total	<u>\$13,467,680</u>

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

Land	<u>\$2,613,400</u>
Improvement	<u>\$10,453,700</u>
Total	<u>\$13,067,100</u>

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

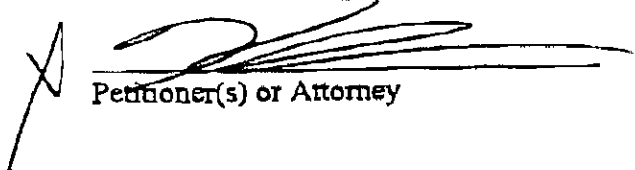
Land	<u>\$2,585,000</u>
Improvement	<u>\$10,340,000</u>
Total	<u>\$12,925,000</u>

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

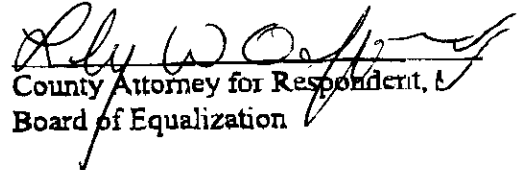
7. Brief narrative as to why the reduction was made:
Adjusted to market value based on Low Income Housing sale of comparable property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 02/18/2004 (date) at 3:00pm (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____. (check if appropriate).

DATED this 28th day of January.



Petitioner(s) or Attorney

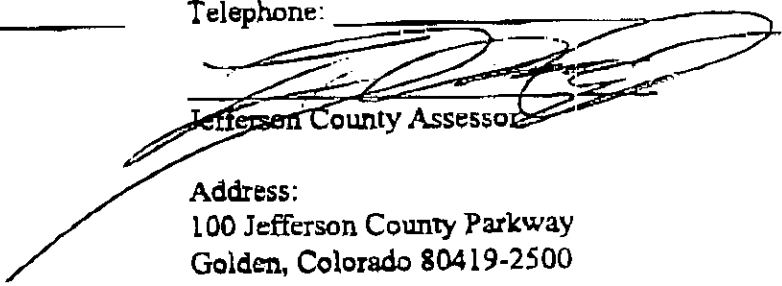


County Attorney for Respondent,
Board of Equalization

Address: _____

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____

Telephone: _____


Jefferson County Assessor

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

Docket Number 42725
Schedule Number 417957

Telephone: 303-271-8665