

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50929</b>
Petitioner: <b>WSV DENVER LIMITED PARTNERSHIP,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</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.: R0063279**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  

**Total Value:            \$20,200,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 10th day of March 2009.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 9, 2009

---

*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

*Toni Rigiroszi*

---

Toni Rigiroszi



2009 MAR -9 AM 7:45

<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 50929 County Schedule Number: 01719-30-3-17-001
<b>Petitioner:</b> WSV DENVER LIMITED PARTNERSHIP  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
<b>STIPULATION (As to Tax Year 2008 Actual Value)</b>	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2008 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:  
Sunset Ridge Apartments/8300 Sheridan Blvd., Westminster, CO
2. The subject property is classified as Residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2008:

Land	\$ 2,651,920
Improvements	\$ 18,344,280
Total	\$ 20,996,200

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

Land	\$ 2,651,920
Improvements	\$ 18,344,280
Total	\$ 20,996,200

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2008 for the subject property:


Land	\$ 2,651,920
Improvements	\$ 17,548,080
Total	\$ 20,200,000

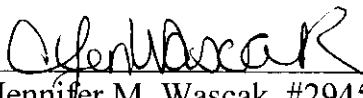
6. The valuation, as established above, shall be binding only with respect to tax year 2008.

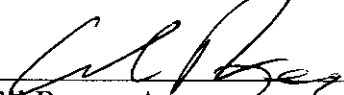
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 8, 2009 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 3rd day of March, 2009.

  
Petitioner's Representative of Record  
Ronald S. Loser Esq.  
Robinson Waters & O'Dorisio  
1099 18<sup>th</sup> Street, Suite 2600  
Denver, CO 80202-1926

  
Jennifer M. Wascak, #29457  
Deputy 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: 50929