

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket Number: 50948

Petitioner:

**WSV DENVER LIMITED PARTNERSHIP**

v.

Respondent:

**ADAMS COUNTY BOARD OF EQUALIZATION**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its April 13, 2009 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$11,810.00

In all other respects, the April 13, 2009 Order shall remain in full force and effect.

**DATED/MAILED** this 17th day of April, 2009.

**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.

*Toni Rigirozzi*  
Toni Rigirozzi

*Debra A. Baumbach*

Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50948</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.: R0051180**

**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:            \$12,344,375**

(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 13th day of April 2009.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

April 13, 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 Rigozzi*

Toni Rigozzi



<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: 50948 County Schedule Number: 01719-22-4-03-001
<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>	

STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
 2009 APR 10 PM 12:25

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 Peak Apartments, 475 Russell Blvd., Thornton, 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	\$ 2,101,508
Improvements	\$ 10,242,867
Total	\$ 12,344,375

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

Land	\$ 2,101,508
Improvements	\$ 10,242,867
Total	\$ 12,344,375

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:

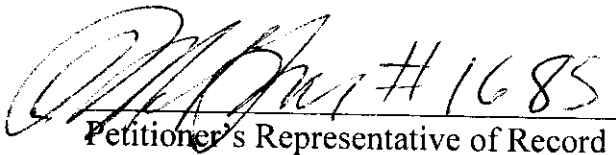
Land	\$ 2,101,508
Improvements	\$ 9,708,492
Total	\$ 11,810,000

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

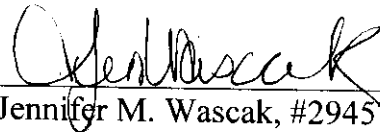
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on TBD be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

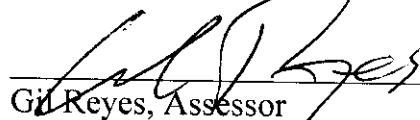
DATED this 2nd day of April, 2009.

 # 1685

Petitioner's Representative of Record  
Ronald S. Loser, Esq.  
Robinson Waters & O'Dorisio  
1099 18<sup>th</sup> Street, Suite 2600  
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Jennifer M. Wascak, #29457  
Deputy County Attorney for Respondent  
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Brighton, CO 80601  
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Docket Number: 50948

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In all other respects, the April 13, 2009 Order shall remain in full force and effect.

**DATED/MAILED** this 21st day of April, 2009.

**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.

Toni Rigirotti  
Toni Rigirotti

Debra A. Baumbach  
Debra A. Baumbach

