

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 58717

Petitioner:

ARCHSTONE CHAMPIONS PARK LLC,

v.

Respondent:

ADAMS COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

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.: R0121200+3

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$46,932,960

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

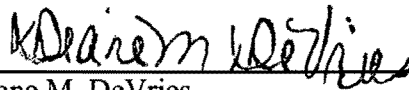
ORDER:

Respondent is ordered to reduce the 2011 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 20th day of August 2012.

BOARD OF ASSESSMENT APPEALS




Diane M. DeVries

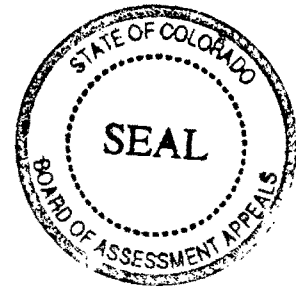
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	
Petitioner: ARCHSTONE CHAMPIONS PARK LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 58717 Multiple County Account Numbers: (As set forth in Attachment A)
JENNIFER M. WASCAK, #29457 ADAMS COUNTY ATTORNEY Doug Edelstein, #24542 Assistant County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Tax Year 2011 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as residential properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2011.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2011 actual values of the subject properties, as shown on Attachment A.

Total 2011 Proposed Value: \$46,932,960
(Referenced in Attachment A)

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2011.

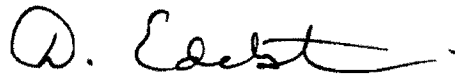
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 21, 2012 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

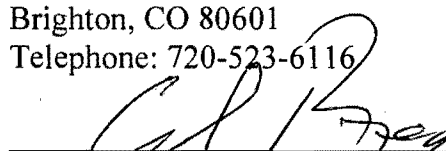
Dated this 10th day of August, 2012.

 #1685

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4430 S. Adams County Parkway
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Brighton, CO 80601
Telephone: 720-523-6038

Docket Number: 58717

ATTACHMENT A

Account Number: R0121200

Old Value:	
Land:	\$3,288,316
Improvements:	\$29,326,972
Total:	\$32,615,288
New Value:	
Land:	\$3,288,316
Improvements:	\$27,455,599
Total:	\$30,743,915

Account Number: R0121201

Old Value:	
Land:	\$1,208,896
Improvements:	\$15,504,137
Total:	\$16,713,033
New Value:	
Land:	\$1,208,896
Improvements:	\$14,868,470
Total:	\$16,077,366

Account Number: R0121202

Old Value:	
Land:	\$86,490
Improvements:	\$0
Total:	\$86,490
New Value:	
Land:	\$86,490
Improvements:	\$0
Total:	\$86,490

Account Number: R0121203

Old Value:	
Land:	\$25,189
Improvements:	\$0
Total:	\$25,189
New Value:	
Land:	\$25,189
Improvements:	\$0
Total:	\$25,189

TOTAL NEW VALUE OF ACCOUNTS = \$46,932,960