

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TEACHERS INSURANCE & ANNUITY ASSOCIATION,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens & Associates Address: 7950 South Lincoln Street, Suite 110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38792</p>
<p>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.: R0393343

Category: Valuation

Property Type: Residential

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 4,009,392.00
Improvements	<u>\$24,430,608.00</u>
Total	\$28,440,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change her records accordingly.

DATED/MAILED this 24th day of January, 2002.

This decision was put on the record

January 23, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Mark R. Linné

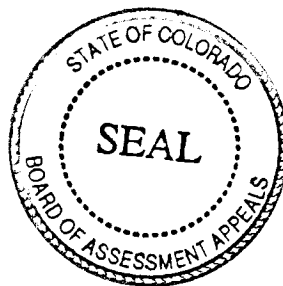
Mark R. Linné

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

Penny S. Bunnell

Penny S. Bunnell

Docket Number 38792



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

TEACHERS INSURANCE & ANNUITY ASSN.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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E-mail: attorney@douglas.co.us
Atty. Reg. #: 24607

Docket Number: **38792**

Schedule No.: **R0393343**

STIPULATION (As to Tax Year 2001 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 1, Block 1 Green Meadows. 20.454 AM/L

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BOARD OF ASSESSMENT APPEALS

2. The subject property is classified as Residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

Land	\$ 4,009,392
Improvements	\$26,010,615
Total	\$30,020,007

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

Land	\$ 4,009,392
Improvements	\$26,010,615
Total	\$30,020,007

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$ 4,009,392
Improvements	\$24,430,608
Total	\$28,440,000

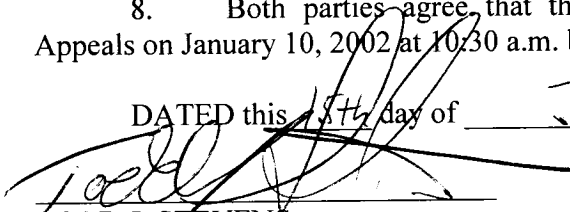
6. The valuations, as established above, shall be binding only with respect to tax year 2001.

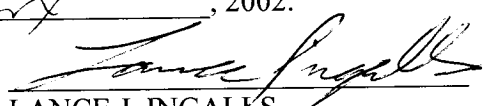
7. Brief narrative as to why the reduction was made:

Further review of market approach indicated a lower per unit value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 10, 2002 at 10:30 a.m. be vacated.

DATED this 15th day of January, 2002.


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