

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PINNACLE HIGHLINE LLC,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Address: Stevens & Associates 7950 S. Lincoln St., #110 Littleton, CO 80122 Phone Number: 303-347-1878 Attorney Reg. No.:</p>	<p>Docket Number: 38814</p>
<p style="text-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 Nos.: 2077-33-3-04-010 and 011

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:

SEE ATTACHED STIPULATION

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 Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 10th day of October, 2002.

This decision was put on the record

October 9, 2002

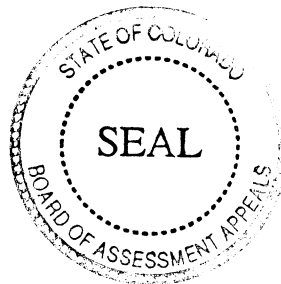
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Judy A. Venable
Judy A. Venable

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBERS 38814**

STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)

PINNACLE HIGHLINE LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION

Respondent.

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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject properties are classified as multi units and described as follows:
1621 and 1682 W. Canal Cir.; RA's 4340-304 and 035. See Schedule numbers below.

A brief narrative as to why the reduction was made: Analyzed market information.

The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

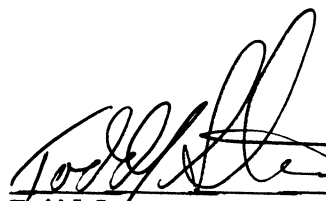
<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2001 ACTUAL VALUE</u>
2077-33-3-04-010	\$1,836,000	\$12,658,168	\$14,494,168
2077-33-3-04-011	\$1,071,000	\$ 7,383,932	\$ 8,454,932

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

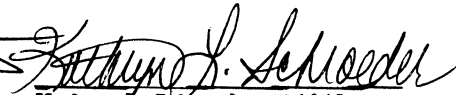
<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2001 ACTUAL VALUE</u>
2077-33-3-04-010	\$1,836,000	\$11,206,105	\$13,042,105
2077-33-3-04-011	\$1,071,000	\$ 6,536,895	\$ 7,607,895

The Board concurs with the Stipulation.

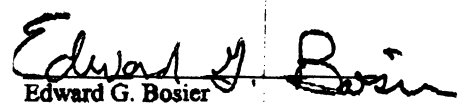
DATED this _____ day of _____ 2002.



Todd J. Stevens
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Littleton, CO 80122



Kathryn L. Schroeder, #11042
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Docket # 38814