

| | |
|---|------------------------------------|
| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>AUTUMN CHASE II LP,</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: Ronald S. Loser, Esq. Address: 1700 Lincoln St. #2222 Denver, CO 80203 Phone Number: (303) 866-9400 Attorney Reg. No.:</p> | <p>Docket Number: 39068</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.: R0328424

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

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

| | |
|--------------|------------------------|
| Land | \$ 3,456,027.00 |
| Improvements | <u>\$28,043,973.00</u> |
| Total | \$31,500,000.00 |

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.

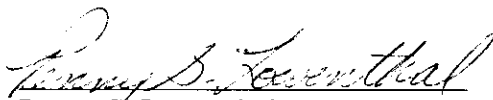
The Douglas County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 17th day of January, 2003.

This decision was put on the record

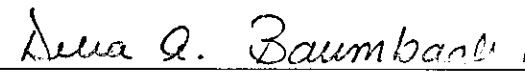
January 16, 2003

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


Penny S. Lowenthal

BOARD OF ASSESSMENT APPEALS


Rebecca A. Hawkins


Debra A. Baumbach



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

AUTUMN CHASE II LP,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

KELLY DUNNAWAY
Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
FAX Number: 303-688-6596
E-mail: attorney@douglas.co.us
Atty. Reg. #: 31896

03 JAN 16 PM 12:18
DOUGLAS COUNTY BOARD OF ASSESSMENT APPEALS

Docket Number: **39068**

Schedule No.: **R0328424**

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 2, Highlands Ranch #26, 17.631 AM/L

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 | \$ 3,456,027 |
| Improvements | \$29,267,973 |
| Total | \$32,724,000 |

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

| | |
|--------------|--------------|
| Land | \$ 3,456,027 |
| Improvements | \$29,267,973 |
| Total | \$32,724,000 |

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 | \$ 3,456,027 |
| Improvements | \$28,043,973 |
| Total | \$31,500,000 |

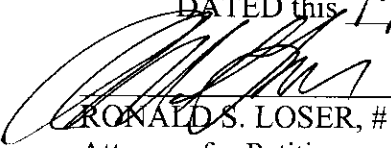
6. The valuations, as established above, shall be binding only with respect to tax year 2001.


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

Further review of market and income approaches indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 14, 2003 at 2:30 p.m. be vacated.

DATED this 14th day of January, 2003.


RONALD S. LOSER, #1685
Attorney for Petitioner
Brega & Winters, P.C.
P.O. Box 46552
Denver, CO 80201-6552
303-866-9400
Docket Number 39068


KELLY DUNNAWAY, #31896
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414