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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CANOPUS LODGING LP,</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: Matthew W. Poling Deloitte & Touche</p> <p>Address: 555 17th Street, Suite 3600 Denver, CO 80202-3942</p> <p>Phone Number: (303) 308-2191</p> | <p>Docket Number: 40294</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.: 1975-30-3-25-001

Category: Valuation Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

| | |
|--------------|-----------------------|
| Land | \$1,097,157.00 |
| Improvements | <u>\$2,202,843.00</u> |
| Total | \$3,300,000.00 |

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 3rd day of May, 2003.

This decision was put on the record

May 2, 2003

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

Debra A Baumbach

Debra A. Baumbach

Penny S. Lowenthal
Penny S. Lowenthal



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40294

STIPULATION AND ORDER (As To Tax Year 2002 Actual Value)

CANOPUS LODGING LP,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 property is classified as lodging described as follows:

13851 E. Harvard Ave.; Arapahoe County Schedule Number 1975-30-3-25-001 RA 421-030

A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

| ORIGINAL VALUE | | NEW VALUE (2002) | |
|----------------|--------------|------------------|--------------|
| Land | \$ 1,097,157 | Land | \$ 1,097,157 |
| Improvements | \$ 3,702,843 | Improvements | \$ 2,202,843 |
| Personal | \$ | Personal | \$ |
| Total | \$ 4,800,000 | Total | \$ 3,300,000 |

The Board concurs with the Stipulation.

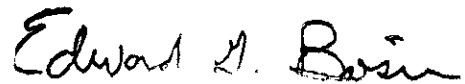
DATED this 18th day of April 2003.



Mathew W. Poling
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