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| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>ANDROMEDA HOSPITALITY GROUP, INC.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF<br/>EQUALIZATION.</b></p> |                                    |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Mathew W. Poling<br/>Deloitte &amp; Touche LLP<br/>Address: 555 17<sup>th</sup> Street, Suite 3600<br/>Denver, CO 80202-3942<br/>Phone Number: (303) 308-2191<br/>Attorney Reg. No.:</p>                               | <p><b>Docket Number: 40295</b></p> |
| <p><b>ORDER ON STIPULATION</b></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.: 1975-30-2-36-001**

**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         | \$ 768,591.00       |
| Improvements | <u>1,631,409.00</u> |
| Total        | \$2,400,000.00      |

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.

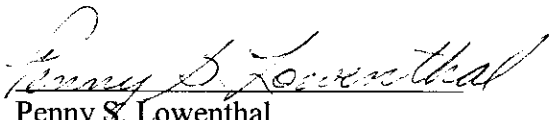
The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 19<sup>th</sup> day of April, 2003.

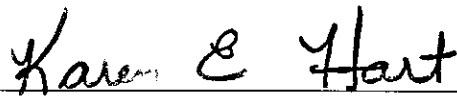
This decision was put on the record

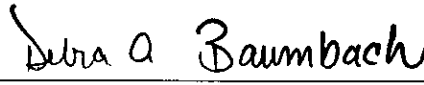
April 18, 2003

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**

  
Karen E. Hart

  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40295

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

ANDROMEDA HOSPITALITY GROUP, INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

FILED  
APR 10 AM 11:36  
CLERK

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 and described as follows:

14071 E. Iliff Ave.; County Schedule Number 1975-30-2-36-001 RA 421-029

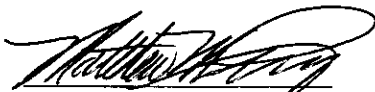
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

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

| ORIGINAL VALUE |              | NEW VALUE (2002) |              |
|----------------|--------------|------------------|--------------|
| Land           | \$ 768,591   | Land             | \$ 768,591   |
| Improvements   | \$ 2,731,409 | Improvements     | \$ 1,631,409 |
| Personal       |              | Personal         | \$           |
| Total          | \$ 3,500,000 | Total            | \$ 2,400,000 |

The Board concurs with the Stipulation.

DATED this 11<sup>th</sup> day of April 2003.



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