

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>CROWN POINT, LLC.,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Matthew W. Poling Deloitte & Touche Address: 555 17 <sup>th</sup> St., Ste. 3600 Denver, CO 80202 Phone Number: 303.308.2191	<b>Docket Number: 41481</b>
<b>ORDER ON STIPULATION</b>	

**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.: R0429168**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$ 3,384,674.00
Improvements:	<u>\$26,349,326.00</u>
Total:	\$30,184,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 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 6<sup>th</sup> day of August, 2004.

This decision was put on the record

August 5, 2004

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

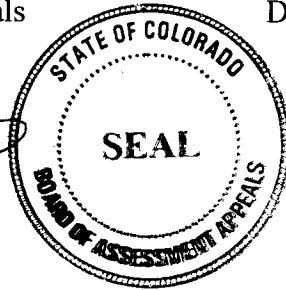
Karen E. Hart

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

*Keela K. Steele*  
Keela K. Steele



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CROWN POINT I LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

Michelle B. Gombas  
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](mailto:attorney@douglas.co.us)  
Atty. Reg. #: 30037

Docket Number: **41481**

Schedule No.: **R0429168**

AUG -5 PM 12:43  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**STIPULATION (As to Tax Year 2003 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 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, Blk 2 Crown Point. Total Acreage 22.008 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 2003:

Land	\$ 3,834,674
Improvements	\$26,965,326
Total	\$30,800,000

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

Land	\$ 3,384,674
Improvements	\$26,965,326
Total	\$30,800,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ 3,384,674
Improvements	\$26,349,326
Total	\$30,184,000


6. The valuations, as established above, shall be binding only with respect to tax year 2003.


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 August 5, 2004 at 8:30 a.m. be vacated.

DATED this 4<sup>th</sup> day of August, 2004.

  
MATTHEW W. POLING  
Agent for Petitioner  
Deloitte & Touche  
555 17<sup>th</sup> Street, Suite 3600  
Denver, CO 80202  
303-308-2191  
Docket Number 41481

  
MICHELLE B. GOMBAS, #30037  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>CROWN POINT I, LLC,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Matthew W. Poling Deloitte & Touche Address: 555 17 <sup>th</sup> St., Ste. 3600 Denver, CO 80202 Phone Number: 303.308.2191	<b>Docket Number: 41481</b>
<b>AMENDMENT TO ORDER (On Stipulation)</b>	

**THE BOARD OF ASSESSMENT APPEALS** hereby amends page 2 of its 2004 Order in the above-captioned appeal to reflect that the 2003 Land value of the subject property should be increased to \$3,834,674.00. A copy of the Amended Stipulation is attached and incorporated as part of the amendment.

In all other respects, the August 5, 2004 Order shall remain in full force and effect.

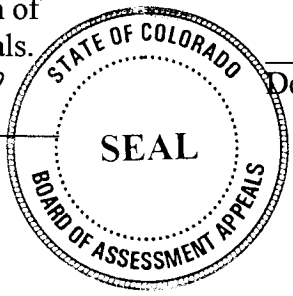
**DATED/MAILED** this 13<sup>th</sup> day of August, 2004.

This amendment was put on the record  
  
August 11, 2004

**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.

*Keela K. Steele*  
 \_\_\_\_\_  
 Keela K. Steele



*Debra A. Baumbach*  
 \_\_\_\_\_  
 Debra A. Baumbach

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CROWN POINT I LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

Michelle B. Gombas  
Assistant County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
100 Third Street  
Castle Rock, Colorado 80104  
Phone Number: 303-660-7414  
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Atty. Reg. #: 30037

Docket Number: **41481**

Schedule No.: **R0429168**

DOUGLAS COUNTY  
CLERK  
11-1-16

**AMENDED STIPULATION (As to Tax Year 2003 Actual Value)**

Petitioner and Respondent hereby enter into this Amended Stipulation regarding the tax year 2003 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Amended Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

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

Lot 2, Blk 2 Crown Point. Total Acreage 22.008 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 2003:

Land	\$ 3,834,674
Improvements	\$26,965,326
Total	\$30,800,000

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

Land	\$ 3,834,674
Improvements	\$26,965,326
Total	\$30,800,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ 3,834,674
Improvements	\$26,349,326
Total	\$30,184,000

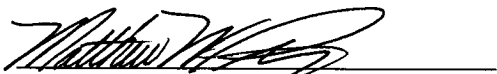
6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

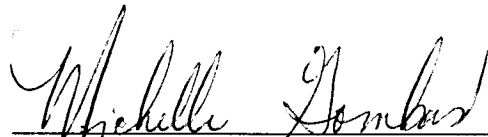
Further review of market approach indicated a lower per unit value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 5, 2004 at 8:30 a.m. be vacated.

DATED this 9<sup>th</sup> day of August, 2004.



MATTHEW W. POLING  
Agent for Petitioner  
Deloitte & Touche  
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Denver, CO 80202  
303-308-2191  
Docket Number 41481



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