

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CWS UNIVERSITY WINTER HAVEN DEER CREEK LP, ET AL,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Matthew W. Poling Deloitte & Touche Address: 555 17th Street, Ste. 3600 Denver, CO 80202 Phone Number: 303.308.2191</p>	<p>Docket Number: 43692</p>
<p 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 No.: 07081-00-091-000

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Land:	\$ 4,441,100.00
Improvements:	<u>\$20,958,900.00</u>
Total:	\$25,400,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

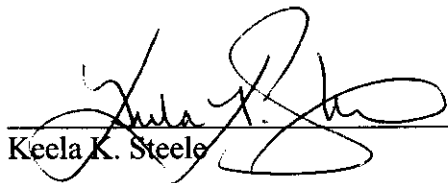
The Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 20th day of January, 2005.

This decision was put on the record

January 19, 2005

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


Keela K. Steele

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43692 Schedule Number: 07081-00-091
Petitioner: CWS UNIVERSITY WINTER HAVEN DEER CREEK LP AND CWS CRYSTAL LAKE v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Alice J. Major #19454 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUE)	

Petitioner, CWS UNIVERSITY WINTER HAVEN DEER CREEK LP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2004 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

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

 4600 S. Monaco Street
 Denver, Colorado
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 2004.

TOTAL P.05

Land	\$	4,441,100.00
Improvements	\$	<u>21,738,900.00</u>
Total	\$	26,180,000.00

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

Land	\$	4,441,000.00
Improvements	\$	<u>21,738,900.00</u>
Total	\$	26,180,000.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2004.

Land	\$	4,441,100.00
Improvements	\$	<u>20,958,900.00</u>
Total	\$	25,400,000.00

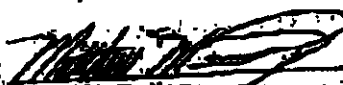
6. The valuations as established above, shall be binding only with respect to tax year 2004.

7. Brief narrative as to why the reduction was made:
Reconsideration of comparable market sales

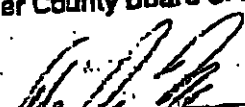
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals be vacated.

DATED this 12th day of January, 2005.

Petitioner

By: 
 Matthew W. Poling
 Deloitte & Touche
 555 17th Street, Suite 3600
 Denver, CO 80202
 (303) 308-2191

Denver County Board of Equalization

By: 
 Alice J. Major #19454
 201 West Colfax Avenue, Dept 1207
 Denver, CO 80202
 Telephone: 720-913-3275
 Fax: 720-913-3180
 Docket No: 43692

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DENVER CITY ATTY.

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