

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 43883</b></p>
<p>Petitioner:</p> <p><b>CRESTMOR DOWNS TWO COMPANY,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p align="center"><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.: 06084-00-022-000+1**

**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:
 

**Total Value:            \$45,490,410**

(Reference Attached Stipulation)
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 AND MAILED** this 18th day of July 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 17, 2006

*Karen E Hart*

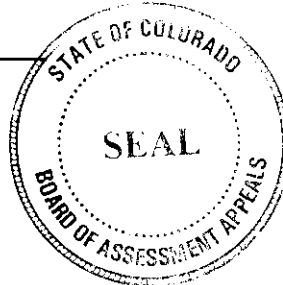
Karen E. Hart

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

*Keeta Steele*  
Keeta Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number 43883 Schedule Number: 6084-00-022+1 2006 JUL 14 AM 11:57 OFFICE OF ASSESSMENT APPEALS
Petitioner:  <b>CRESTMoor Downs Two Company</b>	
v.	
Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
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	
<b>STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUES)</b>	

Petitioner, CRESTMOOR DOWNS TWO COMPANY, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject properties, 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 properties subject to this Stipulation are described as:  
     6700-6790 E. Cedar Avenue  
     110-278 S. Monaco Pkwy.  
     Denver, Colorado
2. The subject properties are classified as residential properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.

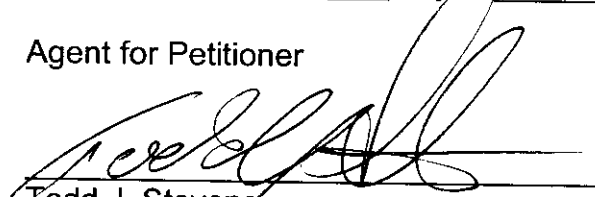
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2004 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2004.
7. Brief narrative as to why the reduction was made:

Recognition of BAA's decision for 2003 (which is in the same valuation cycle as 2004).

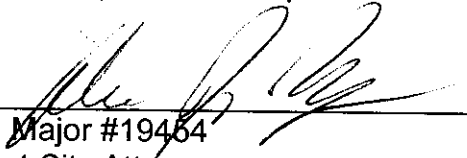
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 16, 2006 at 10:30 a.m. be vacated.

DATED this 6 day of July, 2006.

Agent for Petitioner

  
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Todd J. Stevens  
Stevens & Associates, Inc.  
640 Plaza Drive, Suite 290  
Littleton, CO 80129  
(303) 347-1878

Denver County Board of Equalization

By:   
\_\_\_\_\_  
Alice J. Major #19464  
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201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
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Docket Number: 43883

**ATTACHMENT A**

**ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR**

**Docket Number 43883**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
6084-00-011	\$ 2,379,700.00	\$ 20,938,100.00	\$ 23,317,800.00
6084-00-022	\$ 3,102,400.00	\$ 26,813,400.00	\$ 29,915,800.00

**ATTACHMENT B**

**ACTUAL VALUES, AS ASSIGNED BY THE  
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL**

**Docket Number 43883**

<b>Schedule Number</b>	<b>Land Value</b>	<b>Improvement Value</b>	<b>Total Actual Value</b>
6084-00-011	\$ 2,379,700.00	\$ 20,938,100.00	\$ 23,317,800.00
6084-00-022	\$ 3,102,400.00	\$ 26,813,400.00	\$ 29,915,800.00

**ATTACHMENT C**

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

Docket Number 43883

Schedule Number	Land Value	Improvement Value	Total Actual Value
6084-00-011	\$ 2,379,700.00	\$ 17,545,100.00	\$ 19,924,800.00
6084-00-022	\$ 3,102,400.00	\$ 22,463,210.00	\$ 25,565,610.00

STATE OF COLORADO  
 DEPARTMENT OF ASSESSMENT  
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