

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 44048</p>
<p>Petitioner: CHERRY CREEK PLACE II ASSOC LTD,</p> <p>v.</p> <p>Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.</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.: 1973-36-4-11-004

Category: Valuation Property Type: Commercial Real
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: \$15,415,484

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

DATED AND MAILED this 20th day of December 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 19, 2005

Karen E Hart

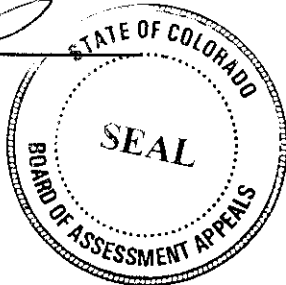
Karen E. Hart

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 Steele
Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 44048

STIPULATION (As To Tax Years 2004 Actual Value)

CHERRY CREEK PLACE II ASSOC. LTD.

Petitioner,

ARAPAHOE COUNTY

vs.

DEC 15 2005

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

ATTORNEY'S OFFICE

Respondent.

THE PARTIES TO THIS ACTION entered into a 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. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as offices and described as follows: 3190 Vaughn Way.; County Schedule Number 1973-36-4-11-004; RA 426-003.

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

The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2004)	
Land	\$ 1,701,875	Land	\$ 1,701,875
Improvements	\$ 16,798,125	Improvements	\$ 13,713,609
Personal	\$ _____	Personal	\$ _____
Total	\$ 18,500,000	Total	\$ 15,415,484

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

Both parties agree that the hearing before the Board of Assessment Appeals on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this 27th day of December 2005.

Thomas E. Downey
Thomas E. Downey
Downey & Knickrehm ASSOCIATES
733 E. 8th Avenue
Denver, CO 80203
(303) 813-1111

*383 Inverness Parkway
Suite 300
Englewood, CO 80112*

Kathryn L. Schroeder
Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639

Edward G. Bosier
Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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