

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44281</b>
Petitioner: <b>SHLP MEADOWS AT MERIDIAN LLC,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</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.: R0431174**

**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:            \$49,500,000**

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

**DATED AND MAILED** this 29th day of July 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 27, 2005

*Karen E Hart*

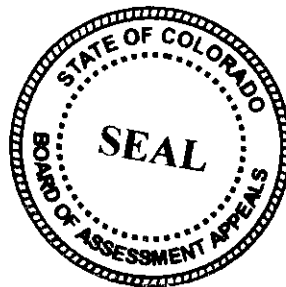
Karen E. Hart

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**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**SHLP MEADOWS AT MERIDIAN 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: **44281**

Schedule No.: **R0431174**

RECEIVED  
DOUGLAS COUNTY BOARD OF EQUALIZATION  
MAY 11 2004

**STIPULATION (As to Tax Year 2004 Actual Value)**

Petitioner and Respondent hereby enter 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 and Respondent agree and stipulate as follows:

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

Lot 12A, Meridian International Business Center, Filing 5, 3<sup>rd</sup> Amendment.  
Total Acreage 30.59 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 2004:

Land	\$ 5,996,250
Improvements	\$45,586,252
Total	\$51,582,502

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

Land	\$ 5,996,250
Improvements	\$45,586,252
Total	\$51,582,502

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

Land	\$ 5,996,250
Improvements	\$43,503,750
Total	\$49,500,000

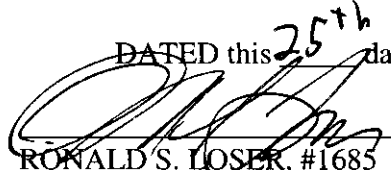
6. The valuations, as established above, shall be binding only with respect to tax year 2004.

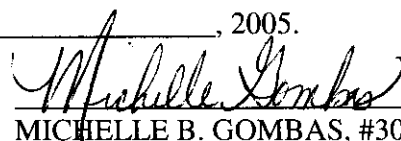
7. Brief narrative as to why the reduction was made:

Based on a review of similar comparable sales and property characteristics, a reduction in value is warranted.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 25<sup>th</sup> day of July, 2005.

  
RONALD S. LOSER, #1685  
Attorney for Petitioner  
Robinson, Waters & O'Dorisio, P.C.  
1099 18<sup>th</sup> Street, Suite 2600  
Denver, CO 80202-1926  
303-297-2600

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

Docket Number 44281