

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46197</b>
Petitioner: <b>CWS UNIVERSITY WINTERHAVEN DEER CREEK LP,</b>  v.  Respondent: <b>DENVER 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.: 07081-00-091-000**  
     **Category: Valuation      Property Type: Residential**
  
2. Petitioner is protesting the 2005 actual value of the subject property.
  
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
     **Total Value:            \$25,000,000**  
     (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 10th day of March 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 6, 2008

*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

*Toni Rigirozzi*

Toni Rigirozzi



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  46197 & 47106  Schedule Number:  7081-00-091
Petitioner:  <b>CWS UNIVERSITY WINTER HAVEN DEER CREEK LP</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  City Attorney  Charles T. Solomon #26873 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 YEARS 2005 &amp; 2006 ACTUAL VALUE)</b>	

STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
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Petitioner, CWS UNIVERSITY WINTER HAVEN DEER CREEK LP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax years 2005 and 2006 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 St.  
 Denver, Colorado
  
2. The subject property is classified as a residential apartment complex.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2005 and 2006.

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	\$	4,441,100.00
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 2005.

Land	\$	4,441,100.00
Improvements	\$	<u>20,558,900.00</u>
Total	\$	25,000,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

Consideration was given to the sales comparison approach and the GRM using both market and actual rent.

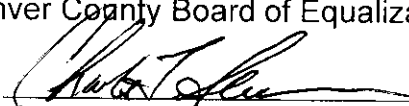
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 19, 2008 at 8:30 A.M. be vacated.

DATED this 29<sup>th</sup> day of February, 2008.

Agent for Petitioner

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Denver County Board of Equalization

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