

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46714</b>
Petitioner: <b>CREEKSIDE AT HIGHLINE LLC,</b>  v. Respondent: <b>ARAPAHOE 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.: 1973-21-2-20-002+19**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  

**Total Value:            \$2,069,420**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 30th day of May 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 29, 2007

*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

*Heather Wilcox*

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 46714**

**STIPULATION (As To Tax Years 2006 Actual Value)**

**CREEKSIDE AT HIGHLINE, LLC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2006 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 condos and described as follows: See schedule numbers below; RA 382-0057 thru -060 and -062 thru -077.

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

The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

Parcel #	Original 2006 Values			Stipulated 2006 Values		
	Land	Imps.	Total	Land	Imps.	Total
1973-21-2-20-002	\$4,200	\$94,800	\$99,000	\$4,200	\$46,480	\$50,680
1973-21-2-20-003	\$7,130	\$159,870	\$167,000	\$7,130	\$78,939	\$86,069
1973-21-2-20-004	\$5,700	\$127,300	\$133,000	\$5,700	\$63,155	\$68,855
1973-21-2-20-006	\$6,455	\$144,545	\$151,000	\$6,455	\$71,488	\$77,943
1973-21-2-22-002	\$5,825	\$96,175	\$102,000	\$5,825	\$47,040	\$52,865
1973-21-2-22-005	\$20,060	\$450,940	\$471,000	\$20,060	\$222,157	\$242,217
1973-21-2-22-006	\$8,890	\$199,110	\$208,000	\$8,890	\$98,413	\$107,303
1973-21-2-23-002	\$6,410	\$143,590	\$150,000	\$6,410	\$71,009	\$77,419
1973-21-2-23-003	\$4,530	\$101,470	\$106,000	\$4,530	\$50,170	\$54,700
1973-21-2-23-004	\$7,895	\$177,105	\$185,000	\$7,895	\$87,437	\$95,332
1973-21-2-23-005	\$12,375	\$277,625	\$290,000	\$12,375	\$137,045	\$149,420
1973-21-2-23-006	\$6,415	\$143,585	\$150,000	\$6,415	\$71,178	\$77,593
1973-21-2-23-007	\$9,055	\$202,945	\$212,000	\$9,055	\$100,257	\$109,312
1973-21-2-24-001	\$27,825	\$625,175	\$653,000	\$27,825	\$308,151	\$335,976
1973-21-2-25-001	\$8,800	\$197,200	\$206,000	\$8,800	\$97,454	\$106,254
1973-21-2-25-002	\$4,725	\$106,275	\$111,000	\$4,725	\$52,334	\$57,059

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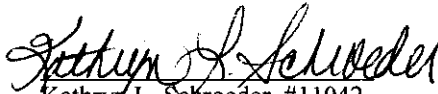
1973-21-2-25-003	\$3,205	\$69,795	\$73,000	\$3,205	\$34,631	\$37,836
1973-21-2-25-004	\$6,270	\$140,730	\$147,000	\$6,270	\$69,401	\$75,671
1973-21-2-25-005	\$2,995	\$67,005	\$70,000	\$2,995	\$33,180	\$36,175
1973-21-2-25-006	\$14,140	\$317,860	<u>\$332,000</u>	\$14,140	\$156,601	<u>\$170,741</u>
			\$4,016,000			\$2,069,420

The valuation, as established above, shall be binding only with respect to the tax year 2006. 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 10<sup>th</sup> day of May 2007.



Howard Licht  
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