

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50168</b>
Petitioner: <b>CROSSROADS AT MERIDIAN II LLC ET AL,</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.: R0426500+1**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  

**Total Value:            \$10,650,000**

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

**ORDER:**

Respondent is ordered to reduce the 2007 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 5th day of November 2009.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

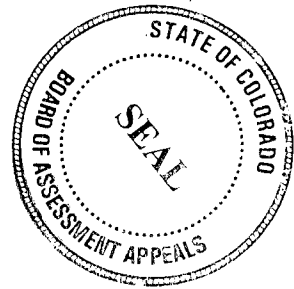
\_\_\_\_\_  
Karen E. Hart

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

*Melissa Nord*  
\_\_\_\_\_  
Melissa Nord



**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CROSSROADS AT MERIDIAN II, LLC, ET AL.,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: **50168**

Schedule Nos.:  
**R0426500+1**

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**STIPULATION (As to Tax Year 2007 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2007.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2007 actual values of the subject properties, as also shown on Attachment A.

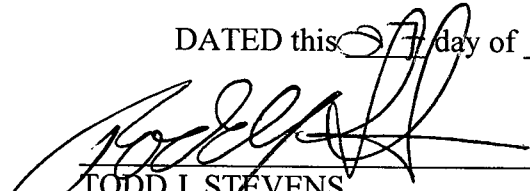
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2007.


7. Brief Narrative as to why the reductions were made:

Further review of actual rent roll data, income statements, and leases relevant to the base study period indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 17, 2009 at 8:30 a.m. be vacated.

DATED this 07 day of October, 2009.

  
TODD J. STEVENS  
Agent for Petitioner  
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Littleton, CO 80129  
303-347-1878

  
ROBERT D. CLARK, #8103  
MICHELLE B. WHISLER, #30037  
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Docket Number 50168

DOCKET NO. 50168

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0426500	Land	1,679,674	1,679,674	1,679,674
	Improvements	240,912	240,912	223,704
	Total	1,920,586	1,920,586	1,903,378
R0426518	Land	1,352,102	1,352,102	1,352,102
	Improvements	12,145,054	12,145,054	7,394,520
	Total	13,497,156	13,497,156	8,746,622

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