



**DATED AND MAILED** this 1st day of September 2016.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

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

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS**  
**STATE OF COLORADO**  
**DOCKET NUMBER 66695**  
**STIPULATION as To Tax Years 2015/2016 Actual Value**

STATE OF COLORADO  
 BO OF ASSESSMENT APPEALS  
 2016 AUG 30 AM 9:20

**WINDSOR AT MEADOW HILLS, LP,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2015 and 2016 valuation of the property listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as **RESIDENTIAL** and described as follows: **4260 South Cimarron Way,** County Schedule Numbers: **2073-06-3-82-001, 2073-06-3-82-002 and 2073-06-3-82-003.**

A brief narrative as to why the reduction was made: Comparable market sales indicate that adjustment to this value is correct.

The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2073-06-3-82-001</b>		<b>2015/2016</b>	
Land	\$6,048,000	Land	\$6,048,000
Improvements	\$33,540,600	Improvements	\$32,831,712
Personal	\$	Personal	\$
Total	\$39,588,600	Total	\$38,879,712
 <b>ORIGINAL VALUE</b>		 <b>NEW VALUE</b>	
<b>2073-06-3-82-002</b>		<b>2015/2016</b>	
Land	\$1,134,000	Land	\$1,134,000
Improvements	\$6,289,000	Improvements	\$6,155,788
Personal	\$	Personal	\$
Total	\$7,423,000	Total	\$7,289,788
 <b>ORIGINAL VALUE</b>		 <b>NEW VALUE</b>	
<b>2073-06-3-82-003</b>		<b>2015/2016</b>	
Land	\$500	Land	\$500
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	\$500	Total	\$500
 <b>TOTAL</b>	 \$47,012,100	 <b>TOTAL</b>	 \$46,170,000

The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual conditions" (as defined in and limited by C.R.S. § 39-1-104(11)(b)(I)) that may have occurred between

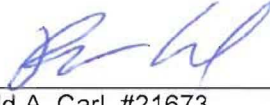
1/1/2015 and 1/1/2016. Petitioner does not waive the right to dispute any value added or subtracted by any "unusual condition" so accounted for by the Assessor.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioners agree to waive the right to any further appeal for the assessment year(s) covered by this Stipulation.

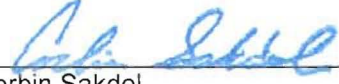
DATED the 9<sup>th</sup> day of August 2016.



Matthew Poling  
Ryan, LLC  
5251 DTC Pkwy., Suite 1045  
Greenwood Village, CO 80111  
(720) 524-0022



Ronald A. Carl, #21673  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4639



Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4600

ARAPAHOE COUNTY  
AUG 15 2016  
ATTORNEY'S OFFICE