

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>DENVER HIGHLANDS LTD. PARTNERSHIP, ET AL.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens, Stevens &amp; Assoc. Address: 7950 South Lincoln Street, Ste. 110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 35231</p>
<p><b>ORDER (On Stipulation)</b></p>	

**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:

**LOT 1, HIGHLANDS RANCH #20A, 5.917 AM/L OR 257,755.52 SQ. FT.  
DOUGLAS COUNTY SCHEDULE NO. 0330068**

2. Petitioner is protesting the 1999 actual value of the subject property.

3. The parties agreed that the 1999 actual value of the subject property should be reduced to:

Land	\$1,030,980.00
Improvement	<u>\$7,069,020.00</u>
Total	\$8,100,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 1999 actual value of the subject property, as set forth above.

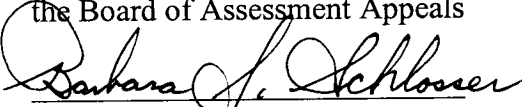
The Douglas County Assessor is directed to change her records accordingly.

**DATED/MAILED** this 7th day of March, 2001.

This decision was put on the record

March 7, 2001

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
Barbara J. Schlosser

Docket Number 35231

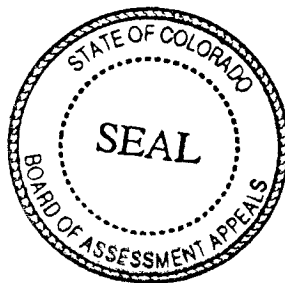
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Harry J. Fuller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
Docket Number 35231  
County Schedule Number 0330068**

---

**STIPULATION (As to Tax Year 1999 Actual Value)**

---

**DENVER HIGHLANDS LTD. PARTNERSHIP, ET AL.,**

**Petitioner,**

**-vs-**

**DOUGLAS COUNTY BOARD OF EQUALIZATION,**

**Respondent.**

---

RECEIVED  
01 MAR -6 PM 1:54  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 1999 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 1, Highlands Ranch #20A, 5.917 AM/L or 257,755.52 sq. ft.  
(M V Corporate Offices)

2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 1999:

Land	\$1,030,980
Improvements	\$8,236,765
Total	\$9,267,745

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

Land	\$1,030,980
Improvements	\$8,236,765
Total	\$9,267,745

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 1999 actual value for the subject property:

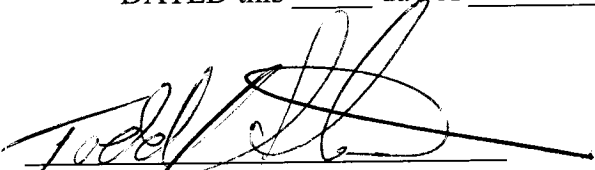
Land	\$1,030,980
Improvements	\$7,069,020
Total	\$8,100,000

6. The valuations, as established above, shall be binding only with respect to tax year 1999.

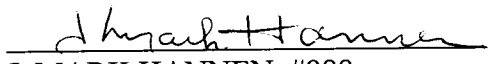
7. Further consideration of the income approach warranted an additional adjustment of valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 12, 2001 at 8:30 a.m. be vacated.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2001.



TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates Cost Reduction  
Specialists, Inc.  
7950 South Lincoln Street, Suite 110  
Littleton, CO 80122  
303-347-1878



J. MARK HANNEN, #988  
County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 35231