

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

CRESTMoor Downs Company et al,

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Todd J. Stevens, Stevens & Associates, Inc.
Address: 7950 South Lincoln Street, #110
Littleton, CO 80122
Phone Number: (303) 347-1878
E-mail:
Attorney Registration No.:

Docket Number: 36967

ORDER (On Stipulation)

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:

SEE ATTACHED STIPULATION

2. Petitioner is protesting the 1998 actual value of the subject property.

3. The parties agreed that the 1998 actual value of the subject property should be reduced to:

SEE ATTACHED STIPULATION

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1998 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his records accordingly.

DATED/MAILED this 30th day of March, 2001.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

March 30, 2001

Karen E Hart

Karen E. Hart

Harry J. Fuller

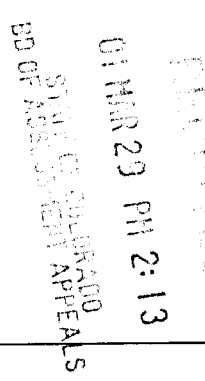
Harry J. Fuller

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

Barbara J. Schlosser
Barbara J. Schlosser

Docket Number 36967



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 36967 Schedule Number(s): 06084-00-011-000 and 06084-00-022-000 <div style="text-align: right;">  </div>
Petitioner: CRESTMoor Downs Company et al v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	
Attorneys for Denver County Board of Commissioners J. WALLACE WORTHAM, JR. #5969 City Attorney MARIA KAYSER #15597 Assistant City Attorney 1437 Bannock Street, Room 353 Denver, Colorado 80203 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (As To Tax Year 1998 Actual Value)	

Petitioner, CRESTMOOR DOWNS COMPANY ET AL, and Respondent, Denver Board of Commissioners, hereby enter into this Stipulation regarding the tax year 1998 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:
 6700-6790 E. Cedar Ave and 110-278 S. Monaco Pkwy
2. The subject property is classified as residential property.
3. Attachment A reflects the actual values of the subject property, as assigned by the Assessor for tax year 1998.

4. Attachment B reflects the actual values of the subject property after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 1998 actual values of the subject property, as shown on Attachment C.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 1998.

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

Reconsideration of market sales of comparable properties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 4, 2001 at 8:30 a.m. be vacated.

DATED this 21 day of March, 2001.

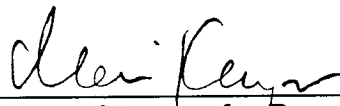


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Docket Number: 36967



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ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 36967

Schedule Number	Land Value	Improvement Value	Total Actual Value
06084-00-011-000	\$1,019,900	\$12,867,800	\$13,896,700
06084-00-022-000	\$1,329,600	\$16,499,300	\$17,828,900

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE COUNTY
BOARD OF COMMISSIONERS AFTER A TIMELY APPEAL

Docket Number 36967

Schedule Number	Land Value	Improvement Value	Total Actual Value
06084-00-011-000	\$1,019,900	\$12,351,900	\$13,371,800
06084-00-022-000	\$1,329,600	\$15,825,800	\$17,155,400

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 36967

Schedule Number	Land Value	Improvement Value	Total Actual Value
06084-00-011-000	\$1,019,900	\$11,013,900	\$12,033,800
06084-00-022-000	\$1,329,600	\$14,111,100	\$15,440,700