

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SOUTH DENVER MARKETPLACE, INC.</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Deloitte & Touche LLP Address: 555 17th Street, Suite 3600 Denver, CO 80202 Phone Number: (303) 308-2191 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38267</p>
<p>ORDER ON STIPULATION</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:

County Schedule No.: R0430914

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Reference attached Stipulation.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 21st day of September, 2002.

This decision was put on the record

September 20, 2002

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

Penny S. Bunnell
Penny S. Bunnell

Docket No: 38267



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

SOUTH DENVER MARKETPLACE, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 24607

Docket Number: **38267**

Schedule Nos.:
R0430914+2

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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STIPULATION (As to Tax Year 2001 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 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 2001.

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 2001 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 2001.

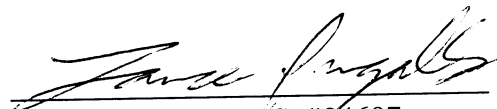
7. Brief Narrative as to why the reductions were made:

Further review of market approach indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 9, 2002 at 8:30 a.m. be vacated.

DATED this 18th day of September, 2002.


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BOARD OF EQUALIZATION
100 Third Street
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Docket Number 38267

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0430933	Land	\$196,885	\$196,885	\$98,443
R0393715	Land	\$5,641,456	\$5,641,456	\$5,641,456
	Improvements	\$16,358,544	\$16,358,544	\$16,358,544
	Total	\$22,000,000	\$22,000,000	\$22,000,000
R0430914	Land	\$4,016,450	\$4,016,450	\$4,016,450
	Improvements	\$8,983,550	\$8,983,550	\$8,983,550
	Total	\$13,000,000	\$13,000,000	\$13,000,000