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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CHERRY CREEK, LLC.,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p> | |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Neil B. Oberfeld, Esq. Address: 633 17th Street #2200 Denver, CO 80202 Phone Number: 303-292-5656 Attorney Reg. No.: 16992</p> | <p>Docket Number: 38410</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.: 1975-31-4-45-002

Category: Valuation Property Type: Residential

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:

| | |
|--------------|---------------------|
| Land | \$ 1,560,000.00 |
| Improvements | <u>4,890,000.00</u> |
| Total | \$ 6,450,000.00 |

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 Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 25th day of February, 2003.

This decision was put on the record

February 24, 2003

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

BOARD OF ASSESSMENT APPEALS

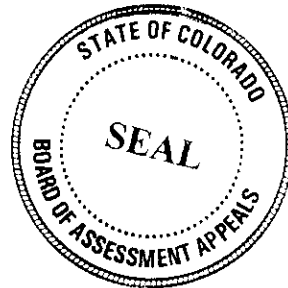
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38410

STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)

CHERRY CREEK LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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BOARD OF ASSESSMENT APPEALS

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as multi-units and described as follows:

14699 E. Hampden Ave.; County Schedule Number 1975-31-4-45-002 RA 4269


A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

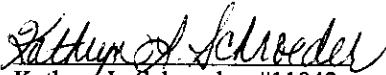
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:


| ORIGINAL VALUE | | NEW VALUE (2001) | |
|----------------|--------------|------------------|--------------|
| Land | \$ 1,560,000 | Land | \$ 1,560,000 |
| Improvements | \$ 5,304,000 | Improvements | \$ 4,890,000 |
| Personal | | Personal | \$ |
| Total | \$ 6,864,000 | Total | \$ 6,450,000 |

The Board concurs with the Stipulation.

DATED this _____ day of _____ 2003.


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