

<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>CRESTMoor Downs Two Company,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DENVER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Stevens &amp; Associates Inc.</p> <p>Address: 8005 S. Chester St., Suite 340 Englewood, CO 80112</p> <p>Phone Number: 303-347-1878</p>	<p><b>Docket Number: 40681</b></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:

**County Schedule Nos.: 06084-00-011-000 and 06084-00-022-000**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 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 2002 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 1<sup>st</sup> day of July, 2004.

This decision was put on the record

June 30, 2004

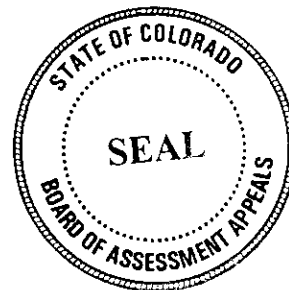
**BOARD OF ASSESSMENT APPEALS**

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

Mary J. Helfer  
Mary J. Helfer



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  40681  Schedule Numbers:  6084-00-011 6084-00-022  JUN 29 PM 12:19 BOARD OF ASSESSMENT APPEALS
Petitioner:  <b>CRESTMoor Downs Two Company</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  Cole Finegan #16853 City Attorney  Maria Kayser #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2002 ACTUAL VALUES)</b>	

Petitioner, CRESTMOOR DOWNS TWO COMPANY, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
  
 6700-6790 E. Cedar Avenue and 110-278 S. Monaco Pkwy.  
 Denver, Colorado
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 2002.

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

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2002 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 2002.

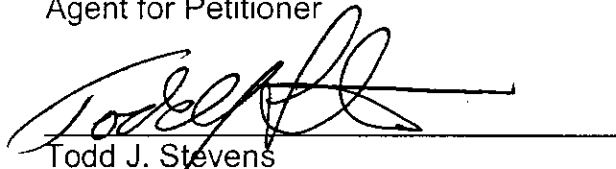
7. Brief narrative as to why the reduction was made:

Reconsideration of comparable market sales applicable to the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 13, 2004 at 10:30 a.m. be vacated.

DATED this 25 day of June, 2004.

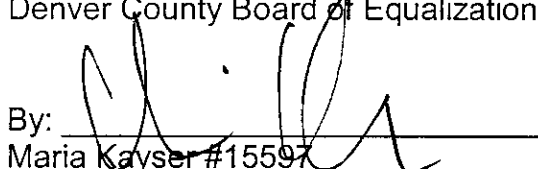
Agent for Petitioner



Todd J. Stevens  
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8005 S. Chester Street, Suite 340  
Englewood, CO 80112

Denver County Board of Equalization

By:



Maria Kayser #15597  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180

Docket Number: 40681

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 40681

Schedule Number	Land Value	Improvement Value	Total Actual Value
6084-00-011	\$ 2,039,700	\$21,278,100	\$23,317,800
6084-00-022	\$ 2,659,200	\$27,256,600	\$29,915,800

ATTACHMENT B

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

Docket Number 40681

Schedule Number	Land Value	Improvement Value	Total Actual Value
6084-00-011	\$ 2,039,700	\$21,278,100	\$23,317,800
6084-00-022	\$ 2,659,200	\$27,256,600	\$29,915,800

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 40681

Schedule Number	Land Value	Improvement Value	Total Actual Value
6084-00-011	\$ 2,039,700	\$19,860,300	\$21,900,000
6084-00-022	\$ 2,659,200	\$25,440,800	\$28,100,000