

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>CROWN POINT II LLC,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Matthew W. Poling Deloitte & Touche Address: 555 17 <sup>th</sup> Street, Suite 3600 Denver, CO 80202 Phone Number: 303.308.2191	<b>Docket Number: 41506</b>
<b>ORDER ON STIPULATION</b>	

**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.: R0429167**

**Category: Valuation      Property Type: Residential**

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$ 3,457,967.00
Improvements:	<u>\$31,038,033.00</u>
Total:	\$34,496,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 23<sup>rd</sup> day of April, 2005.

This decision was put on the record

April 22, 2005

**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

Keela K. Steele  
Keela K. Steele



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CROWN POINT II, LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Deputy County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
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Atty. Reg. #: 31896

Docket Number: **41506**

Schedule No.: **R0429167**

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**STIPULATION (As to Tax Year 2003 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 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, Blk 2 Crown Point, Total Acreage 19.846 AM/L

- 2. The subject property is classified as Residential property.
- 3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003.

Land	\$ 3,457,967
Improvements	\$31,742,036
<b>Total</b>	<b>\$35,200,003</b>

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

Land	\$ 3,457,967
Improvements	\$31,742,036
<b>Total</b>	<b>\$35,200,003</b>

- 5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ 3,457,967
Improvements	\$31,038,033
<b>Total</b>	<b>\$34,496,000</b>

- 6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

Equalization of value with similar, adjoining property, warranted a reduction in value of subject property.

- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 19, 2005, at 8:30 a.m. be vacated.

DATED this 20th day of April, 2005.



**MATTHEW W. POLING**  
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 Denver, CO 80202  
 303-308-2191



**KELLY DUNNAWAY, #31896**  
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 for Respondent DOUGLAS COUNTY  
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Docket Number 41506

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