

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TEXAS CHERRY CREEK PLAZA INC,</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: Matthew W. Poling Deloitte & Touche Address: 555 17th Street, Ste. 3600 Denver, CO 80202 Phone Number: 303.308.2191</p>	<p>Docket Number: 41535</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.: 1973-18-2-00-063

Category: Valuation Property Type: Commercial
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:	\$ 2,640,697.00
Improvements:	<u>\$12,359,303.00</u>
Total:	\$15,000,000.00

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

DATED/MAILED this 15th day of March, 2005.

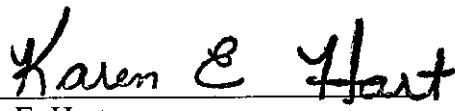
This decision was put on the record

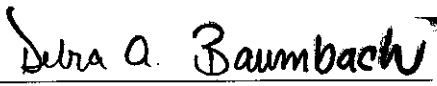
March 14, 2005

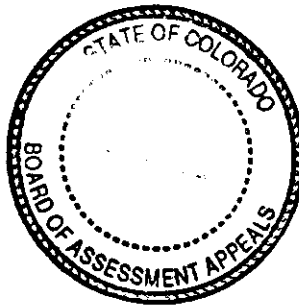
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


Keela K. Steele

BOARD OF ASSESSMENT APPEALS


Karen E. Hart
Karen E. Hart


Debra A. Baumbach
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41535**

STIPULATION (As To Tax Year 2003 Actual Value)

TEXAS CHERRY CREEK PLAZA INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a 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. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as offices described as follows: 650 S. Cherry St.; County Schedule Number 1973-18-2-00-063; RA 2932-039.

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

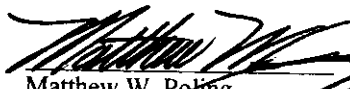
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

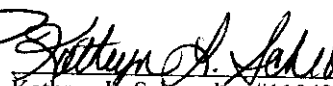
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 2,640,697	Land	\$ 2,640,697
Improvements	\$ 13,359,303	Improvements	\$ 12,359,303
Personal	\$ _____	Personal	\$ _____
Total	\$ 16,000,000	Total	\$ 15,000,000

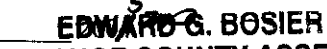
The valuation, as established above, shall be binding only with respect to the tax year 2003.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this 7th day of March


Matthew W. Peling
Deloitte & Touche
555 Seventeenth St., Ste. 3600
Denver, CO 80202
(303) 308-2191


Kathryn E. Schroeder, #11042
Attorney for Respondent
Board. of Equalization
5334 South Prince Street
Littleton, CO 80166


EDWARD G. BOSIER
ARAPAHOE COUNTY ASSESSOR
5334 SO. PRINCE ST.
LITTLETON, CO 80166
795-4600
Edward G. Bosier
Arapahoe County Assessor
507 South Prince Street
Littleton, CO 80166
(303) 795-4600