

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PATRIOT AMERICAN HOSPITALITY PARTNERSHIP,</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, Suite 3600 Denver, CO 80202 Phone Number: 303-308-2191 E-Mail: mpoling@deloitte.com</p>	<p>Docket Number: 41549</p>
<p style="text-align: center;">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.: 2075-27-2-19-001

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:

SEE ATTACHED STIPULATION

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 7th day of July, 2004.

This decision was put on the record

July 6, 2004

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

Mary J. Helger
Mary J. Helger

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 41549

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STIPULATION AND ORDER (As To Tax Year 2003 Actual Value)

PATRIOT AMERICAN HOSPITALITY PARTNERSHIP,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 lodging and described as follows: 9280 E. Costilla Ave.; County Schedule Number 2075-27-2-19-001 RA 2932-080.


A brief narrative as to why the reduction was made: Applied cost, market & income information and residential vs. commercial.


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

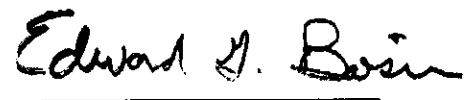
ORIGINAL VALUE		NEW VALUE (2003)		
		RESIDENTIAL		COMMERCIAL
Land	\$ 3,182,744	Land	\$ 891,170	\$ 2,291,570
Improvements	\$ 2,317,256	Improvements	\$ 508,830	\$ 1,308,430
Personal		Personal	\$	\$
Total	\$ 5,500,000	Total	\$ 1,400,000	\$ 3,600,000
		Assessment ratio	@ 7.96%	@29%

The Board concurs with the Stipulation.

DATED this 25th day of June 2004


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