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|---|---------------------------------|
| <p><b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br/>1313 Sherman Street, Room 315<br/>Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>TCR CASTLE PINES, LP,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p> |                                 |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald S. Loser, #1685<br/>Robinson waters &amp; O’Dorisio, P.C.</p> <p>Address: 1099 18<sup>th</sup> Street, Suite 2600<br/>Denver, Colorado 80202-1937</p> <p>Phone Number: 303-297-2600</p>       | <p><b>Docket No.: 41978</b></p> |
| <p><b>ORDER ON STIPULATION</b></p>  |                                 |

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which have 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.: R0422399**

**Category: Valuation                      Property Type: Residential**
2. Petitioner is protesting the 2003 actual value of the subject property.

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

|               |                        |
|---------------|------------------------|
| Land:         | \$ 5,504,046.00        |
| Improvements: | <u>\$33,710,954.00</u> |
| Total:        | \$39,215,000.00        |

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 10<sup>th</sup> day of December, 2004.

This decision was put on the record

December 9, 2004

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

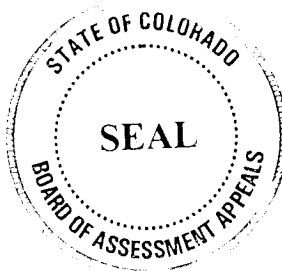
Karen E. Hart

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

Keela K. Steele



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**TCR CASTLE PINES LP,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **41978**

Schedule No.: **R0422399**

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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:

Tract L, Charter Oaks 4<sup>th</sup> Amend. 28.079 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         | \$ 5,504,046 |
| Improvements | \$36,325,951 |
| Total        | \$41,829,997 |

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

|              |              |
|--------------|--------------|
| Land         | \$ 5,504,046 |
| Improvements | \$36,325,951 |
| Total        | \$41,829,997 |

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         | \$ 5,504,046 |
| Improvements | \$33,710,954 |
| Total        | \$39,215,000 |

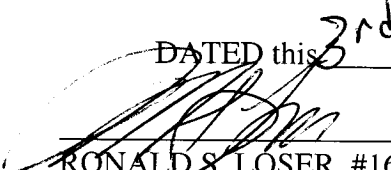
6. The valuations, as established above, shall be binding only with respect to tax year 2003.


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

Further review of comparable sales in the base study period warranted an adjustment.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 3<sup>rd</sup> day of December, 2004.

  
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