

<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>CWS UNIVERSITY WINTER HAVEN DEER CREEK LP, ET AL,</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: Matthew W. Poling Deloitte &amp; Touche Address: 555 17<sup>th</sup> Street, Ste. 3600 Denver, CO 80202 Phone Number: 303.308.2191</p>	<p><b>Docket Number: 42748</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 No.: 07081-00-091-000**

**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:	\$ 4,441,100.00
Improvements:	<u>\$20,958,900.00</u>
Total:	\$25,400,000.00

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.

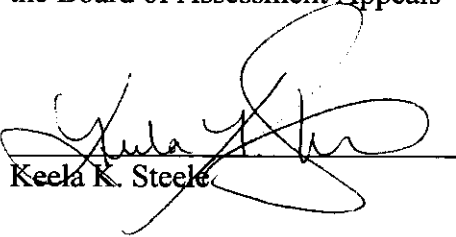
The Denver County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 20<sup>th</sup> day of January, 2005.

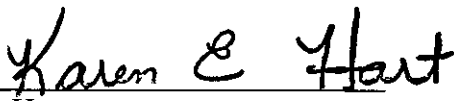
This decision was put on the record

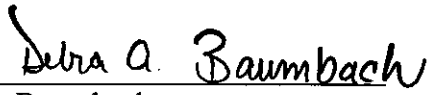
January 19, 2005

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

  
\_\_\_\_\_  
Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  42748  Schedule Number:  7081-00-091  US JAN 18 AM 8:10
Petitioner:	
<b>CWS UNIVERSITY WINTER HAVEN DEER CREEK LP</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  Cole Finegan #16853 City Attorney  Alice J. Major #19454 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 2003 ACTUAL VALUE)</b>	

Petitioner, CWS UNIVERSITY WINTER HAVEN DEER CREEK LP, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters 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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
 4600 S. Monaco Street  
 Denver, Colorado
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.

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Land	\$	4,441,000.00
Improvements	\$	21,738,900.00
Total	\$	26,180,000.00

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

Land	\$	4,441,100.00
Improvements	\$	21,738,900.00
Total	\$	26,180,000.00

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

Land	\$	4,441,100.00
Improvements	\$	20,958,900.00
Total	\$	25,400,000.00

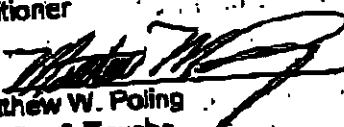
6. The valuations, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:  
Reconsideration of comparable market sales

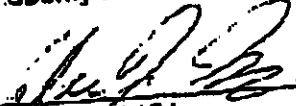
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 25, 2005 at 8:30 a.m. be vacated.

DATED this 12<sup>th</sup> day of January, 2005.

Petitioner

By:   
 Matthew W. Poling  
 Deloitte & Touche  
 555 17th Street, Suite 3600  
 Denver, CO 80202  
 (303) 398-2191

Denver County Board of Equalization

By:   
 Alice J. Major #19454  
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 Denver, CO 80202  
 Telephone: 720-913-3275  
 Fax: 720-913-3180  
 Docket No: 42748

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