

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 43903</b></p>
<p>Petitioner: <b>CYPRESS POINT COTTAGE LLC &amp; CYPRESS POINT NEWPORT/ACF PROP. MGMT.,</b></p> <p>v.</p> <p>Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</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.: 05241-00-030-000**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:  
  

**Total Value:            \$11,800,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 1st day of June 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 31, 2006

*Karen E Hart*

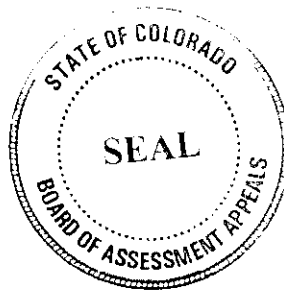
Karen E. Hart

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 Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2006 MAY 31 PM 1:07 Docket Numbers: 43033 and 43903 Schedule Number: 5241-00-030
Petitioner: <b>ACF PROPERTY MANAGEMENT</b> v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Max Taylor #35403 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 YEARS 2003 AND 2004 ACTUAL VALUE) - BAA/REAL</b>	

Petitioner, ACF PROPERTY MANAGEMENT, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax years 2003 and 2004 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:  
 3801 E. Florida Avenue  
 Denver, Colorado
2. The subject property is classified as commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2003 and 2004.

Land	\$	741,200.00
Improvements	\$	<u>12,151,100.00</u>
Total	\$	12,892,300.00

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

Land	\$	741,200.00
Improvements	\$	<u>12,151,100.00</u>
Total	\$	12,892,300.00

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 years 2003 and 2004.

Land	\$	741,200.00
Improvements	\$	<u>11,058,800.00</u>
Total	\$	11,800,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2003 and 2004.

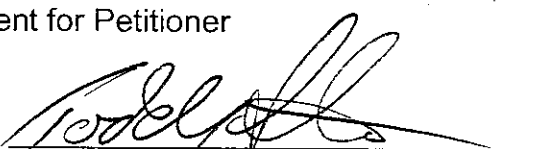
7. Brief narrative as to why the reduction was made:

A reduction was based on the subject property's annual income.

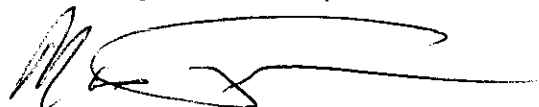
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 22, 2006 at 1:00 p.m. be vacated.

DATED this 30 day of May, 2006.

Agent for Petitioner

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Denver County Board of Equalization

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