

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44430</b>
Petitioner: <b>CHERRY CREEK PLACE II ASSOC LTD,</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 1973-36-4-11-004A**

**Category: Abatement      Property Type: Commercial Real**

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:

**Total Value:            \$15,415,484**

(Reference 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 AND MAILED** this 20th day of December 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

December 19, 2005

*Karen E Hart*

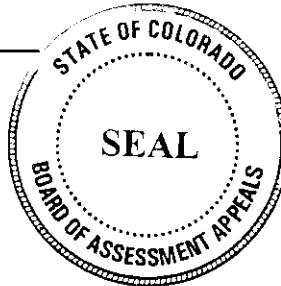
Karen E. Hart

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*  
Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 44430**

**STIPULATION (As To Tax Years 2003 Actual Value)**

**CHERRY CREEK PLACE II ASSOC. LTD.**

Petitioner,

**ARAPAHOE COUNTY**

vs.

**DEC 15 2005**

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS,**

**ATTORNEY'S OFFICE**

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 and described as follows: 3190 Vaughn Way.; County Number 1973-36-4-11-004; 2003 Abmt

A brief narrative as to why the reduction was made: Analyzed cost, market & 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	\$ 1,701,875	Land	\$ 1,701,875
Improvements	\$ 16,798,125	Improvements	\$ 13,713,609
Personal	\$ _____	Personal	\$ _____
Total	\$ 18,500,000	Total	\$ 15,415,484

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 on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this 17th day of December 2005.

*Thomas E. Downey, J.*

Thomas E. Downey 96  
Downey & Kniekel Associates  
733 E. 8th Avenue  
Denver, CO 80203  
(303) 813-1111

383 Inverness Parkway  
Suite 300  
Englewood, CO 80112

*Kathryn L. Schroeder*

Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4639

*Edward G. Bosler*

Edward G. Bosler  
Arapahoe County Assessor  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4600

DO STATE OF COLORADO  
 ASSESSMENT APPEALS  
 2005 DEC 19 PM 8:03