

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 54010</b>
Petitioner: <b>CHURCHILL DOWNS LP,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</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.: 1973-28-4-06-002**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
  

**Total Value:            \$13,104,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 15th day of December 2010.

**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

*CM*

\_\_\_\_\_  
Cara McKeller

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 54010

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2010 DEC 13 AM 8:22

STIPULATION (As To Tax Year 2009 Actual Value)

CHURCHILL DOWNS LP

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2009 valuation of the subject properties and jointly moves 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 RESIDENTIAL and described as follows: 8400 E. Yale Ave., County Schedule Number: 1973-28-4-06-002.

A brief narrative as to why the reduction was made: Analyzed market information.

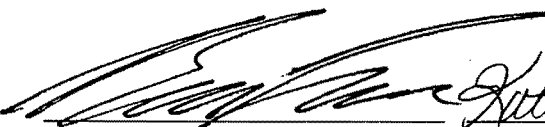
The parties have agreed that the 2009 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2009)	
Land	\$846,720	Land	\$846,720
Improvements	\$13,601,280	Improvements	\$12,257,280
Personal	\$0	Personal	\$0
Total	\$14,448,000	Total	\$13,104,000

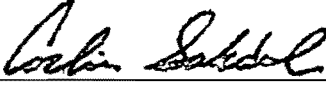
The valuation, as established above, shall be binding only with respect to the tax year 2009.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 4<sup>th</sup> day of November 2010

  
Ben Turner  
Thomson Reuters  
1125 17<sup>th</sup> Street, Suite 1575  
Denver, CO 80202  
(303) 292-6206

  
Kathryn L. Schroeder, #11042  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303) 795-4639

  
Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303) 795-4600