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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 60106 |
| Petitioner: WINDSOR AT THE DISTRICT LLC, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION. | |
| ORDER ON STIPULATION | |

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.: 07052-00-047-000

Category: Valuation Property Type: Mixed Use
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$38,676,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 9th day of November 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

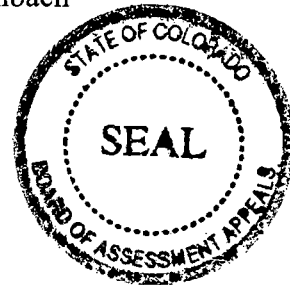
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

CM

Cara McKeller

Debra A Baumbach

Debra A. Baumbach



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| BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: WINDSOR AT THE DISTRICT LLC | |
| v. | Docket Number: |
| Respondent: | 60106 |
| DENVER COUNTY BOARD OF EQUALIZATION | Schedule Number: |
| Attorney for Denver County Board of Equalization of the City and County of Denver | 07052-00-047-000 |
| City Attorney Mitch Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180 | |
| STIPULATION (AS TO TAX YEAR 2011 ACTUAL VALUE) | |

Petitioner, WINDSOR AT THE DISTRICT LLC and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2011 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:

6290 East Hampden Avenue
Denver, Colorado

2. The subject property is classified as residential and non-residential mixed use real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2011.

| | | |
|--------------|----|-------------------|
| Land | \$ | 2,455,600 |
| Improvements | \$ | <u>37,968,200</u> |
| Total | \$ | 40,423,800 |

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

| | | |
|--------------|----|-------------------|
| Land | \$ | 2,455,600 |
| Improvements | \$ | <u>37,968,200</u> |
| Total | \$ | 40,423,800 |

5. After further review and negotiation, the Petitioner and the Board of Equalization of the City and County of Denver or agree to the following actual value for the subject property for tax year 2011.

| | | |
|--------------|----|-------------------|
| Land | \$ | 2,455,600 |
| Improvements | \$ | <u>36,220,400</u> |
| Total | \$ | 38,676,000 |

6. The valuations, as established above, shall be binding only with respect to tax year 2011.

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

Additional weight given to the sales comparison approach versus a market value utilizing the GRM. Please refer to the "mixed use" attachment for specific value assignments by use. Per CRS, 2011 & 2012 values must be equal.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 26TH day of OCTOBER, 2012.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

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