

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MELODY HOMES,</p> <p>v.</p> <p>Respondent:</p> <p>BOULDER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens, Stevens & Associates, Inc. Address: 7950 South Lincoln Street, Ste. 110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 37480</p>
<p align="center">ORDER (On Stipulation)</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:

SEE ATTACHED STIPULATION

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

SEE ATTACHED STIPULATION

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

The Boulder County Assessor is directed to change her records accordingly.

DATED/MAILED this 4th day of April, 2001.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

April 4, 2001

Karen E Hart

Karen E. Hart

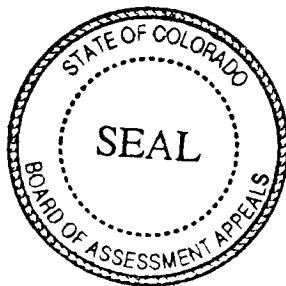
Harry J. Fuller

Harry J. Fuller

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

Barbara J. Schlosser
Barbara J. Schlosser

Docket Number 37480



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 37480

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County Schedule Numbers: 145136 +111 (see attached)

STIPULATION (As To Tax Year 2000 Actual Value)

PAGE 1 OF 2

MELODY HOMES INC.

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent.

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STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2000 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation is described as follows:

Pleasant Valley Subdivision Filing 1 (SEE ATTACHED)

2. The subject properties are classified as Vacant Land.

3. The County Assessor assigned the following actual value to the subject properties for tax year 2000:

Land	\$ 5,220,500
Improvements	\$ _____
Total	\$ 5,275,300 (SEE ATTACHED)

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties as follows:

Land	\$ 5,220,500
Improvements	\$ _____
Total	\$ 5,275,300 (SEE ATTACHED)

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2000 actual value for the subject properties:

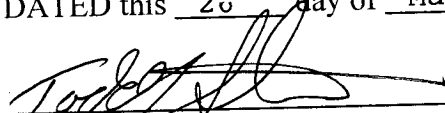
Land	\$ 4,509,600
Improvements	\$ _____
Total	\$ 4,560,900 (SEE ATTACHED)

Petitioner's Initials _____

Date 3/26/01

6. The valuations, as established above, shall be binding only with respect to tax year 2000.
7. Brief narrative as to why the reduction was made:
New information was provided as to the status of the ground on the assessment date.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 20, 2001, at 8:30 a.m. be vacated.
9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 26 day of March, 2001



Petitioner(s) or Attorney

Address:
7950 S Lincoln Street, Ste 110
Littleton, Colorado 80122

Telephone: (303) 347-1878

H. LAWRENCE HOYT #7563
Boulder County Attorney

By: 

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P. O. Box 471
Boulder, CO 80306
(303) 441-3190

CINDY DOMENICO
Boulder County Assessor

By: 

SAMUEL M. FORSYTH
Chief Deputy Assessor
P. O. Box 471
Boulder, CO 80306
303-441-4844

2000 CBOE		2000 FINAL STIP VALUE	LOT SIZE			MARKET		PHASE	STATUS	
ID	VALUE		ADDRESS	STREET	SQ FT	LOT	BLK			VALUE
0145136	\$29,300	\$27,000	500	OLYMPIA	12,770	1	1	\$38,000	1	1
0145137	\$29,300	\$27,000	506	OLYMPIA	12,150	2	1	\$38,000	1	1
0145138	\$29,300	\$27,000	512	OLYMPIA	11,475	3	1	\$38,000	1	1
0145139	\$29,300	\$27,000	518	OLYMPIA	11,085	4	1	\$38,000	1	1
0145141	\$29,300	\$27,000		UTE	11,118	6	1	\$38,000	1	1
0145142	\$29,300	\$27,000	2309	FLAGSTAFF	8,288	7	1	\$38,000	1	1
0145143	\$29,300	\$27,000	2315	FLAGSTAFF	7,920	8	1	\$38,000	1	1
0145144	\$29,300	\$27,000	2321	FLAGSTAFF	5,100	9	1	\$38,000	1	1
0145145	\$29,300	\$27,000	2327	FLAGSTAFF	8,052	10	1	\$38,000	1	1
0145146	\$29,300	\$27,000	2333	FLAGSTAFF	11,014	11	1	\$38,000	1	1
0145147	\$29,300	\$27,000	2339	FLAGSTAFF	13,162	12	1	\$38,000	1	1
0145148	\$29,300	\$27,000	604	OLYMPIA	11,310	1	2	\$38,000	1	1
0145149	\$29,300	\$27,000	2308	FLAGSTAFF	8,491	2	2	\$38,000	1	1
0145150	\$29,300	\$27,000	2314	FLAGSTAFF	7,590	3	2	\$38,000	1	1
0145151	\$29,300	\$27,000	2320	FLAGSTAFF	7,590	4	2	\$38,000	1	1
0145152	\$29,300	\$27,000	2326	FLAGSTAFF	7,590	5	2	\$38,000	1	1
0145153	\$29,300	\$27,000	2332	FLAGSTAFF	8,767	6	2	\$38,000	1	1
0145154	\$29,300	\$27,000	2338	FLAGSTAFF	11,755	7	2	\$38,000	1	1
0145221	\$27,600	\$27,000	523	OLYMPIA	10303	1	8	\$38,000	1	2
0145223	\$27,600	\$27,000	535	OLYMPIA	9618	3	8	\$38,000	1	2
0145224	\$27,600	\$27,000	601	OLYMPIA	9645	4	8	\$38,000	1	2
0145140	\$29,300	\$27,000	524	OLYMPIA	12,668	5	1	\$38,000	1	1
0145155	\$29,300	\$23,500	2344	FLAGSTAFF	10,829	8	2	\$38,000	2	1
0145156	\$29,300	\$23,500	2331	TUCSON	9,381	9	2	\$38,000	2	1
0145157	\$29,300	\$23,500	2325	TUCSON	8,140	10	2	\$38,000	2	1
0145158	\$29,300	\$23,500	2319	TUCSON	8,491	11	2	\$38,000	2	1
0145159	\$29,300	\$23,500	2313	TUCSON	7,590	12	2	\$38,000	2	1
0145160	\$29,300	\$23,500	2307	TUCSON	8,339	13	2	\$38,000	2	1
0145161	\$29,300	\$23,500	2303	TUCSON	12,044	14	2	\$38,000	2	1
0145162	\$29,300	\$23,500	614	OLYMPIA	10,657	15	2	\$38,000	2	1
0145225	\$27,600	\$23,500	607	OLYMPIA	9900	5	8	\$38,000	2	2
0145163	\$27,600	\$23,500	608	OLYMPIA	8800	16	2	\$38,000	2	2
0145165	\$27,600	\$23,500	632	OLYMPIA	8816	4	3	\$38,000	2	2
0145166	\$29,300	\$23,500	626	OLYMPIA	10,902	5	3	\$38,000	2	1
0145202	\$27,600	\$23,500	521	SANDPOINT	8260	1	7	\$38,000	2	2
0145203	\$25,900	\$23,500	525	SANDPOINT	7,803	2	7	\$38,000	2	3
0145204	\$25,900	\$23,500	529	SANDPOINT	8,959	3	7	\$38,000	2	3
0145222	\$27,600	\$23,500	529	OLYMPIA	9941	1	8	\$38,000	2	2
0145226	\$27,600	\$23,500	613	OLYMPIA	9315	6	8	\$38,000	2	2
0145227	\$25,900	\$23,500	2213	TUCSON	12,650	7	8	\$38,000	2	3
0145228	\$25,900	\$23,500	2207	TUCSON	11,637	8	8	\$38,000	2	3
0145229	\$25,900	\$23,500	2201	TUCSON	11,651	9	8	\$38,000	2	3
0145230	\$25,900	\$23,500	2202	TUCSON	13,496	10	8	\$38,000	2	3
0145231	\$25,900	\$23,500	2208	TUCSON	10,681	11	8	\$38,000	2	3
0145232	\$27,600	\$23,500	625	OLYMPIA	10415	12	8	\$38,000	2	2
0145233	\$27,600	\$23,500	631	OLYMPIA	11000	13	8	\$38,000	2	2
0145234	\$27,600	\$23,500	637	OLYMPIA	10991	14	8	\$38,000	2	2
0145235	\$25,900	\$23,500	2215	BOISE	7,250	15	8	\$38,000	2	3
0145236	\$25,900	\$23,500	2209	BOISE	8,594	16	8	\$38,000	2	3
0145237	\$25,900	\$23,500	2203	BOISE	9,275	17	8	\$38,000	2	3
0145238	\$25,900	\$23,500	608	SANDPOINT	8,253	18	8	\$38,000	2	3
0145239	\$25,900	\$23,500	604	SANDPOINT	7,222	19	8	\$38,000	2	3
0145240	\$25,900	\$23,500	600	SANDPOINT	7,082	20	8	\$38,000	2	3
0145241	\$25,900	\$23,500	528	SANDPOINT	8,471	21	8	\$38,000	2	3
0145242	\$27,600	\$23,500	2202	MEDFORD	8557	22	8	\$38,000	2	2
0145243	\$27,600	\$23,500	2206	MEDFORD	8019	23	8	\$38,000	2	2
0145244	\$27,600	\$23,500	2210	MEDFORD	7273	24	8	\$38,000	2	2
0145245	\$27,600	\$23,500	2214	MEDFORD	6702	25	8	\$38,000	2	2
0145246	\$27,600	\$23,500	2218	MEDFORD	6600	26	8	\$38,000	2	2
0145247	\$27,600	\$23,500	2226	MEDFORD	6600	27	8	\$38,000	2	2

0145218	\$27,600	\$23,500	2230	MEDFORD	8423	28	8	\$38,000	2	2
0145164	\$27,600	\$23,500	638	OLYMPIA	9240	3	3	\$38,000	2	2
0145167	\$25,900	\$15,900	2100	BOISE	8,050	1	5	\$38,000	3, 4	3
0145168	\$25,900	\$15,900	2104	BOISE	6,600	2	5	\$38,000	3, 4	3
0145169	\$25,900	\$15,900	2108	BOISE	6,600	3	5	\$38,000	3, 4	3
0145170	\$25,900	\$15,900	2112	BOISE	6,600	4	5	\$38,000	3, 4	3
0145171	\$25,900	\$15,900	2116	BOISE	7,310	5	5	\$38,000	3, 4	3
0145172	\$25,900	\$15,900	2120	BOISE	11,180	6	5	\$38,000	3, 4	3
0145173	\$25,900	\$15,900	2124	BOISE	8,332	7	5	\$38,000	3, 4	3
0145174	\$25,900	\$15,900	2128	BOISE	6,600	8	5	\$38,000	3, 4	3
0145175	\$25,900	\$15,900	2132	BOISE	10,041	9	5	\$38,000	3, 4	3
0145176	\$25,900	\$15,900	2102	LARAMIE	10,413	20	5	\$38,000	3, 4	3
0145177	\$25,900	\$15,900	2106	LARAMIE	8,727	21	5	\$38,000	3, 4	3
0145178	\$25,900	\$15,900	2110	LARAMIE	12,568	22	5	\$38,000	3, 4	3
0145179	\$25,900	\$15,900	2114	LARAMIE	13,230	23	5	\$38,000	3, 4	3
0145180	\$25,900	\$15,900	2113	LARAMIE	8,217	24	5	\$38,000	3, 4	3
0145181	\$25,900	\$15,900	2109	LARAMIE	8,217	25	5	\$38,000	3, 4	3
0145182	\$25,900	\$15,900	2105	LARAMIE	8,139	26	5	\$38,000	3, 4	3
0145183	\$25,900	\$15,900	2101	LARAMIE	10,412	27	5	\$38,000	3, 4	3
0145184	\$25,900	\$15,900	2102	ASTORIA	7,775	1	6	\$38,000	3, 4	3
0145185	\$25,900	\$15,900	2106	ASTORIA	6,930	2	6	\$38,000	3, 4	3
0145186	\$25,900	\$15,900	2110	ASTORIA	6,930	3	6	\$38,000	3, 4	3
0145187	\$25,900	\$15,900	2114	ASTORIA	6,930	4	6	\$38,000	3, 4	3
0145188	\$25,900	\$15,900	2118	ASTORIA	6,710	5	6	\$38,000	3, 4	3
0145189	\$25,900	\$15,900	2122	ASTORIA	6,600	6	6	\$38,000	3, 4	3
0145190	\$25,900	\$15,900	2126	ASTORIA	6,600	7	6	\$38,000	3, 4	3
0145191	\$25,900	\$15,900	2130	ASTORIA	6,984	8	6	\$38,000	3, 4	3
0145192	\$25,900	\$15,900	2134	ASTORIA	8,335	9	6	\$38,000	3, 4	3
0145193	\$25,900	\$15,900	2133	BOISE	8,161	10	6	\$38,000	3, 4	3
0145194	\$25,900	\$15,900	2129	BOISE	6,984	11	6	\$38,000	3, 4	3
0145195	\$25,900	\$15,900	2125	BOISE	7,700	12	6	\$38,000	3, 4	3
0145196	\$25,900	\$15,900	2121	BOISE	6,600	13	6	\$38,000	3, 4	3
0145197	\$25,900	\$15,900	2117	BOISE	6,600	14	6	\$38,000	3, 4	3
0145198	\$25,900	\$15,900	2113	BOISE	6,600	15	6	\$38,000	3, 4	3
0145199	\$25,900	\$15,900	2109	BOISE	6,600	16	6	\$38,000	3, 4	3
0145200	\$25,900	\$15,900	2105	BOISE	6,600	17	6	\$38,000	3, 4	3
0145201	\$25,900	\$15,900	2101	BOISE	7,775	18	6	\$38,000	3, 4	3
0145205	\$29,300	\$15,900	2131	ASTORIA	8,581	4	7	\$38,000	3, 4	1
0145206	\$25,900	\$15,900	2127	ASTORIA	6,646	5	7	\$38,000	3, 4	3
0145207	\$25,900	\$15,900	2123	ASTORIA	6,600	6	7	\$38,000	3, 4	3
0145208	\$25,900	\$15,900	2119	ASTORIA	6,600	7	7	\$38,000	3, 4	3
0145209	\$25,900	\$15,900	2115	ASTORIA	6,600	8	7	\$38,000	3, 4	3
0145210	\$25,900	\$15,900	2111	ASTORIA	6,600	9	7	\$38,000	3, 4	3
0145211	\$25,900	\$15,900	2107	ASTORIA	6,600	10	7	\$38,000	3, 4	3
0145212	\$25,900	\$15,900	2103	ASTORIA	8,270	12	7	\$38,000	3, 4	3
0145213	\$25,900	\$15,900	2100	MEDFORD	8,270	12	7	\$38,000	3, 4	3
0145214	\$25,900	\$15,900	2104	MEDFORD	6,600	13	7	\$38,000	3, 4	3
0145215	\$25,900	\$15,900	2108	MEDFORD	6,600	14	7	\$38,000	3, 4	3
0145216	\$25,900	\$15,900	2112	MEDFORD	7,601	15	7	\$38,000	3, 4	3
0145217	\$25,900	\$15,900	2116	MEDFORD	7,539	16	7	\$38,000	3, 4	3
0145218	\$25,900	\$15,900	2120	MEDFORD	7,040	17	7	\$38,000	3, 4	3
0145219	\$25,900	\$15,900	2124	MEDFORD	9,011	18	7	\$38,000	3, 4	3
0145220	\$25,900	\$15,900	2128	MEDFORD	8,260	19	7	\$38,000	3, 4	3
\$3,059,300		\$2,344,900	SUBTOTAL							

& THE TWO TRACTS

51515	\$633,200	\$633,200		UTE	32.47 ACRE
51902	\$1,582,800	\$1,582,800		UTE	77.99 ACRE

\$5,275,300 \$4,560,900 TOTAL