

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>VILLAGE HOMES OF COLORADO,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON 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, Suite 110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 37939</p>
<p>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 STIPULATIONS
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 STIPULATIONS

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 Jefferson County Assessor is directed to change his records accordingly.

DATED/MAILED this 17th day of July, 2001.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

July 17, 2001

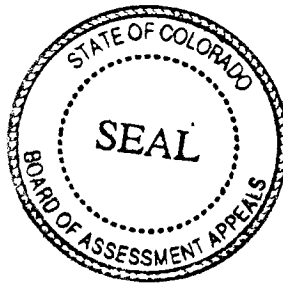
Karen E Hart
Karen E. Hart

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

Mark R. Linné
Mark R. Linné

Barbara J. Schlosser
Barbara J. Schlosser

Docket Number 37939



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 37939
County Schedule Number: See Attached

STIPULATION (As To Tax Year 2000 Actual Value)

Village Homes of Colorado
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

01 JUL 17 PM 1:08
RECEIVED
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2000 valuation of the subject property, 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 property subject to this Stipulation is described as follows:
Seven lots in Fieldstone Flg 2

2. The subject property is classified as vacant land property (what type).

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

Land	<u>\$ 40,620</u>	per lot
Improvements	<u>\$ -0-</u>	
Total	<u>\$ 40,620</u>	per lot

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

Land	<u>\$ 40,620</u>	per lot
Improvements	<u>\$ -0-</u>	
Total	<u>\$ 40,620</u>	per lot

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

Land \$ 35,000 per lot
Improvements \$ -0-
Total \$ 35,000 per lot

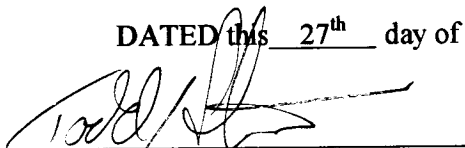
6. The valuation, as established above, shall be binding only with respect to tax year 2000.

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

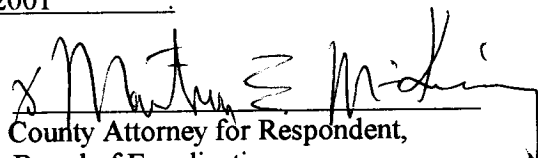
Sales indicate a lower value and used a three year sellout.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 1, 2001 (date) at 8:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 27th day of June, 2001.

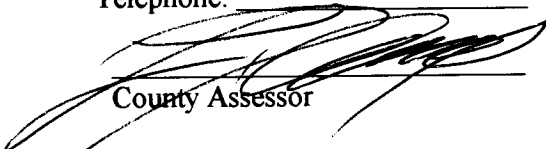


Petitioner(s) or Attorney
Todd J. Stevens
Stevens & Associates
Address:
7950 S. Lincoln Street
Suite 110
Littleton, CO 80122
Telephone: 303- 347-1878



County Attorney for Respondent,
Board of Equalization
Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: _____



County Assessor
Address:
100 Jefferson County Pkwy
Golden, CO 80419-2500

Telephone: 303-271-8639

Docket Number 37939
Schedule Number See Attached

FIELDSTONE FLG 2

SCHEDULE	OLD VALUE	NEW VALUE
429216	40620	35000
429217	40620	35000
429221	40620	35000
429224	40620	35000
429227	40620	35000
429228	40620	35000
429229	40620	35000

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 37939
County Schedule Number: See Attached

STIPULATION (As To Tax Year 2000 Actual Value)

Village Homes of Colorado
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2000 valuation of the subject property, 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 property subject to this Stipulation is described as follows:
lots in Fieldstone Flg 1

2. The subject property is classified as vacant land property (what type).

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

Land	\$ <u>42,210</u>	per lot
Improvements	\$ <u>-0-</u>	
Total	\$ <u>42,210</u>	per lot

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

Land	\$ <u>42,210</u>	per lot
Improvements	\$ <u>-0-</u>	
Total	\$ <u>42,210</u>	per lot

RECEIVED
01 JUL 17 PM 1:08
CLERK OF BOARD OF ASSESSMENT APPEALS

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

Land \$ 35,000 per lot
Improvements \$ -0-
Total \$ 35,000 per lot

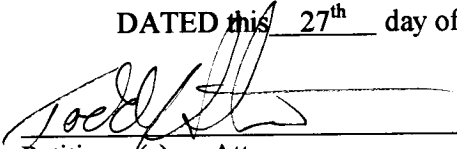
6. The valuation, as established above, shall be binding only with respect to tax year 2000.

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

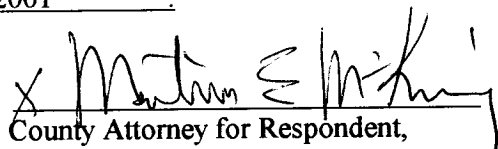
Sales indicate a lower value and used a three year sellout.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 1, 2001 (date) at 8:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 27th day of June, 2001.

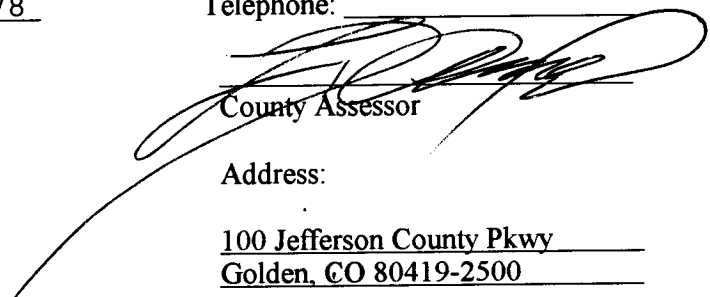


Petitioner(s) or Attorney
Todd J. Stevens
Stevens & Associates
Address: 7950 S Lincoln Street
Suite 110
Littleton, CO 80122
Telephone: 303-347-1878



County Attorney for Respondent,
Board of Equalization

Address
100 Jefferson County Pkwy
Golden, CO 80419
Telephone: _____



County Assessor

Address:
100 Jefferson County Pkwy
Golden, CO 80419-2500

Docket Number 37939
Schedule Number See Attached

Telephone: 303-271-8639

FIELDSTONE FLG 1

SCHEDULE	OLD VALUE	NEW VALUE
425265	42210	35000
425482	42210	35000
425485	42210	35000
425486	42210	35000
425508	42210	35000
425511	42210	35000
425512	42210	35000
425516	42210	35000
425517	42210	35000
425520	42210	35000
425522	42210	35000
425526	42210	35000
425535	42210	35000

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 37939
County Schedule Number: 425507

STIPULATION (As To Tax Year 2000 Actual Value)

Village Homes of Colorado
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2000 valuation of the subject property, 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 property subject to this Stipulation is described as follows:

Lot 23 Block 2 Fieldstone Flg 1

2. The subject property is classified as vacant land property (what type).

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

Land	<u>\$ 48,540</u>
Improvements	<u>\$ -0-</u>
Total	<u>\$ 48,540</u>

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

Land	<u>\$ 48,540</u>
Improvements	<u>\$ -0-</u>
Total	<u>\$ 48,540</u>

01 JUL 17 PM 1:08
CLERK OF BOARD OF ASSESSMENT APPEALS
JEFFERSON COUNTY

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

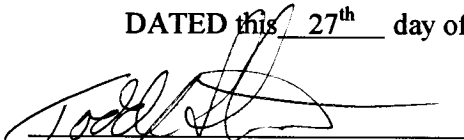
Land	\$ <u>35,000</u>
Improvements	\$ <u>-0-</u>
Total	\$ <u>35,000</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2000.

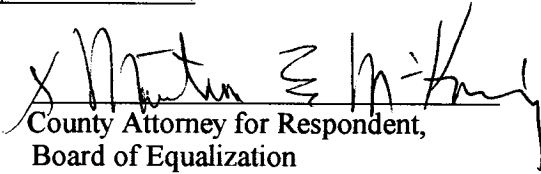
7. Brief narrative as to why the reduction was made:
Sales indicate a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 1, 2001 (date) at 8:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 27th day of June, 2001.



Petitioner(s) or Attorney
Todd Stevens
Stevens & Associates, Inc.
Address:
7950 S. Lincoln Street
Suite 110
Littleton, CO 80122
Telephone: 303-347-1878



County Attorney for Respondent,
Board of Equalization

Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: _____



County Assessor

Address:
100 Jefferson County Pkwy
Golden, CO 80419-2500

Telephone: 303-271-8639

Docket Number 37939
Schedule Number 425507

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 37939
County Schedule Number: 425462 & 425481

STIPULATION (As To Tax Year 2000 Actual Value)

Village Homes of Colorado
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

BOARD OF ASSESSMENT APPEALS
01 JUL 17 PM 1:08
1000-1150

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2000 valuation of the subject property, 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 property subject to this Stipulation is described as follows:
Fieldstone Flg 1 Lots 1 & 20 Block 1

2. The subject property is classified as vacant land property (what type).

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

Land	<u>\$ 50,650</u>	per lot
Improvements	<u>\$ -0-</u>	
Total	<u>\$ 50,650</u>	per lot

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

Land	<u>\$ 50,650</u>	per lot
Improvements	<u>\$ -0-</u>	
Total	<u>\$ 50,650</u>	per lot

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

Land	\$ <u>35,000</u> per lot
Improvements	\$ <u>-0-</u>
Total	\$ <u>35,000</u> per lot

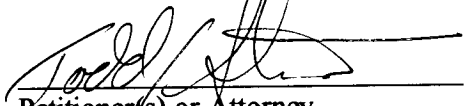
6. The valuation, as established above, shall be binding only with respect to tax year 2000.

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

Sales indicate a lower value and used a three year sellout.

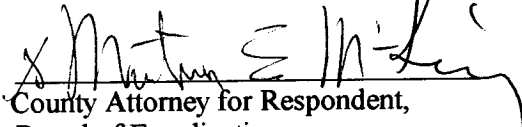
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 1, 2001 (date) at 8:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 27th day of June, 2001



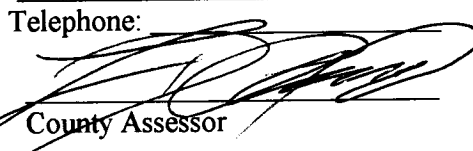
Petitioner(s) or Attorney
Todd Stevens
Stevens & Associates, Inc.

Address:
7950 S. Lincoln Street
Suite 110
Littleton, CO 80122
Telephone: 303-347-1878



County Attorney for Respondent,
Board of Equalization

Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone:


County Assessor

Address:
100 Jefferson County Pkwy
Golden, CO 80419-2500

Telephone: 303-271-8639

Docket Number 37939
Schedule Number 425462 & 425481

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 37939
County Schedule Number: See Attached

STIPULATION (As To Tax Year 2000 Actual Value)

Village Homes of Colorado
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

RECEIVED
01 JUL 17 PM 1:08
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2000 valuation of the subject property, 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 property subject to this Stipulation is described as follows:
lots in Fieldstone Filing 3

2. The subject property is classified as vacant land property (what type).

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

Land	<u>\$ 15,290</u>	per lot
Improvements	<u>\$ -0-</u>	
Total	<u>\$ 15,290</u>	per lot

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

Land	<u>\$ 13,270</u>	per lot
Improvements	<u>\$ -0-</u>	
Total	<u>\$ 13,270</u>	per lot

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

Land \$ 8,500 per lot
Improvements \$ -0-
Total \$ 8,500 per lot

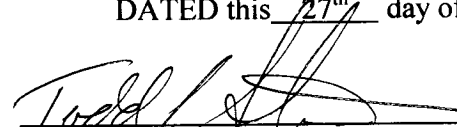
6. The valuation, as established above, shall be binding only with respect to tax year 2000.

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

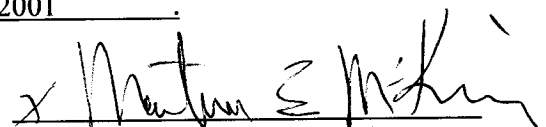
This was only raw land 1/1/2000

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 1, 2001 (date) at 8:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 27th day of June, 2001.



Petitioner(s) or Attorney
Stevens & Associates, Inc.

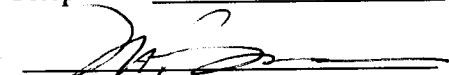
x 

County Attorney for Respondent,
Board of Equalization

Address:
7950 S. Lincoln Street
Suite 110
Littleton, CO 80122
Telephone: 303- 347-1878

Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: _____



County Assessor

Address:
100 Jefferson County Pkwy
Golden, CO 80419-2500

Docket Number 37939
Schedule Number see attached

Telephone: 303-271-8639

FIELDSTONE FLG 3

SCHEDULE	OLD VALUE	NEW VALUE
432625	13270	8500
432626	13270	8500
432627	13270	8500
432628	13270	8500
432629	13270	8500
432630	13270	8500
432631	13270	8500
432632	13270	8500
432633	13270	8500
432634	13270	8500
432637	13270	8500
432638	13270	8500
432639	13270	8500
432640	13270	8500
432641	13270	8500
432642	13270	8500
432643	13270	8500
432644	13270	8500
432645	13270	8500
432646	13270	8500
432647	13270	8500
432648	13270	8500
432649	13270	8500
432650	13270	8500
432661	13270	8500
432662	13270	8500
432663	13270	8500
432664	13270	8500
432669	13270	8500
432670	13270	8500
432671	13270	8500
432672	13270	8500
432673	13270	8500
432674	13270	8500
432675	13270	8500
432676	13270	8500
432679	13270	8500
432680	13270	8500
432681	13270	8500
432682	13270	8500
432685	13270	8500
432686	13270	8500
432691	13270	8500
432692	13270	8500
432695	13270	8500
432696	13270	8500
432697	13270	8500
432698	13270	8500

FIELDSTONE FLG 3

432699	13270	8500
432700	13270	8500
432701	13270	8500
432702	13270	8500
432703	13270	8500
432704	13270	8500
432705	13270	8500
432706	13270	8500
432707	13270	8500
432708	13270	8500
432709	13270	8500
432710	13270	8500
432711	13270	8500
432712	13270	8500
432713	13270	8500
432714	13270	8500
432715	13270	8500
432716	13270	8500
432717	13270	8500
432718	13270	8500
432719	13270	8500
432720	13270	8500
432721	13270	8500
432722	13270	8500
432723	13270	8500
432724	13270	8500
432725	13270	8500
432728	13270	8500
432729	13270	8500
432730	13270	8500
432731	13270	8500
432732	13270	8500
432733	13270	8500
432734	13270	8500
432735	13270	8500
432736	13270	8500
432737	13270	8500
432738	13270	8500
432739	13270	8500
432740	13270	8500
432741	13270	8500
432742	13270	8500
432743	13270	8500
432744	13270	8500
432745	13270	8500
432746	13270	8500
432747	13270	8500
432748	13270	8500
432749	13270	8500

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 37939
County Schedule Number: see attached

STIPULATION (As To Tax Year 2000 Actual Value)

Village Homes of Colorado
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2000 valuation of the subject property, 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 property subject to this Stipulation is described as follows:
lots in Fieldstone Filing 3

2. The subject property is classified as vacant land property (what type).

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

Land	\$ <u>15,290</u>
Improvements	\$ <u>-0-</u>
Total	\$ <u>15,290</u>

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

Land	\$ <u>13,270</u>
Improvements	\$ <u>-0-</u>
Total	\$ <u>13,270</u>

01 JUL 17 PM 1:08
RECEIVED
BOARD OF ASSESSMENT APPEALS

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

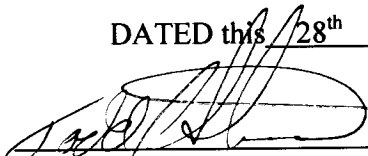
Land	\$ <u>13,270</u>
Improvements	\$ <u>-0-</u>
Total	\$ <u>13,270</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2000.

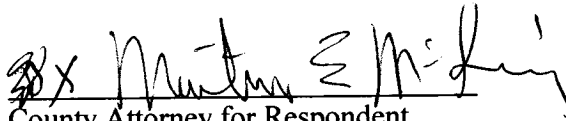
7. Brief narrative as to why the reduction was made:
These lots (schedules) no longer exist. They were replatted into other subdivision and new lots (schedules). See attached list. The schedules were removed for the 2001 tax year .

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 1, 2001 (date) at 8:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 28th day of June, 2001.



Petitioner(s) or Attorney
Stevens & Associates, Inc.

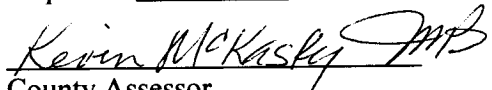


County Attorney for Respondent,
Board of Equalization

Address:
7950 S. Lincoln Street
Suite 110
Littleton, CO 80122
Telephone: 303- 347-1878

Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: _____



County Assessor

Address:
100 Jefferson County Pkwy
Golden, CO 80419-2500

Docket Number 37939
Schedule Number see attached

Telephone: 303-271-8639

FIELDSTONE FLG 3
SCHEDULES NO LONGER EXIST

SCHEDULE		NEW SCHEDULE
432635	CHANGE TO	434476
425636	CHANGE TO	434477
432651	CHANGE TO	434478
432652	CHANGE TO	434479
432653	CHANGE TO	434480
432654	CHANGE TO	434481
432655	CHANGE TO	434482
432656	CHANGE TO	434483
432657	CHANGE TO	434484
432658	CHANGE TO	434485
432659	CHANGE TO	435401
432660	CHANGE TO	435402
432665	CHANGE TO	435403
432666	CHANGE TO	435404
432667	CHANGE TO	435418
432668	CHANGE TO	435419
432677	CHANGE TO	435420
432678	CHANGE TO	435421
432683	CHANGE TO	435447
432684	CHANGE TO	435448
432687	CHANGE TO	435449
432688	CHANGE TO	435450
432689	CHANGE TO	435459
432690	CHANGE TO	435460
432693	CHANGE TO	435462
432694	CHANGE TO	435461
432726	CHANGE TO	435422
432727	CHANGE TO	435423