

<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, INC.,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Stevens & Associates</p> <p>Address: 8005 S. Chester Street, Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 38833</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:

County Schedule No.: R0421146 + 171

Category: Valuation

Property Type: Vacant Land

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Reference attached Stipulation.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 17th day of January, 2003.

This decision was put on the record

January 16, 2003

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

Penny S. Lowenthal
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

VILLAGE HOMES OF COLORADO, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

KELLY DUNNAWAY
Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
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E-mail: attorney@douglas.co.us
Atty. Reg. #: 31896

Docket Number: **38833**

Schedule Nos.:

R0421146+171

03 JUN 16 PM 12:17
BOARD OF ASSESSMENT APPEALS

STIPULATION (As to Tax Year 2001 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2001.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2001 actual values of the subject properties, as also shown on Attachment A.

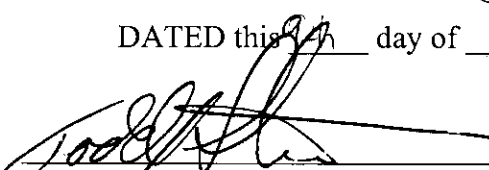
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2001.


7. Brief Narrative as to why the reductions were made:

Recalculation of present worth discounting and raw land values indicated a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 14, 2002 at 1:00 p.m. be vacated.

DATED this 9th day of December, 2002.


TODD J. STEVENS
Agent for Petitioner
Stevens and Associates Cost
Reduction Specialists, Inc.
7950 South Lincoln Street, Suite 110
Littleton, CO 80122
303-347-1878


KELLY DUNNAWAY
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 38833

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0421146	\$40,603	\$40,603	\$40,603
R0421147	\$40,603	\$40,603	\$40,603
R0421148	\$40,603	\$40,603	\$40,603
R0421149	\$40,603	\$40,603	\$40,603
R0421150	\$40,603	\$40,603	\$40,603
R0421151	\$40,603	\$40,603	\$40,603
R0421164	\$40,603	\$40,603	\$40,603
R0421165	\$40,603	\$40,603	\$40,603
R0421166	\$40,603	\$40,603	\$40,603
R0421167	\$40,603	\$40,603	\$40,603
R0421168	\$40,603	\$40,603	\$40,603
R0421169	\$40,603	\$40,603	\$40,603
R0421170	\$40,603	\$40,603	\$40,603
R0421171	\$40,603	\$40,603	\$40,603
R0421172	\$40,603	\$40,603	\$40,603
R0421173	\$40,603	\$40,603	\$40,603
R0421174	\$40,603	\$40,603	\$40,603
R0421175	\$40,603	\$40,603	\$40,603
R0421178	\$40,603	\$40,603	\$40,603
R0421179	\$40,603	\$40,603	\$40,603
R0421180	\$40,603	\$40,603	\$40,603
R0421181	\$40,603	\$40,603	\$40,603
R0421182	\$40,603	\$40,603	\$40,603
R0421184	\$40,603	\$40,603	\$40,603
R0421185	\$40,603	\$40,603	\$40,603
R0421186	\$40,603	\$40,603	\$40,603
R0421187	\$40,603	\$40,603	\$40,603
R0421188	\$40,603	\$40,603	\$40,603
R0421189	\$40,603	\$40,603	\$40,603
R0421190	\$40,603	\$40,603	\$40,603
R0421191	\$40,603	\$40,603	\$40,603
R0421192	\$40,603	\$40,603	\$40,603
R0421193	\$40,603	\$40,603	\$40,603
R0421194	\$40,603	\$40,603	\$40,603
R0421195	\$40,603	\$40,603	\$40,603
R0421196	\$40,603	\$40,603	\$40,603
R0421197	\$40,603	\$40,603	\$40,603
R0421198	\$40,603	\$40,603	\$40,603
R0421199	\$40,603	\$40,603	\$40,603
R0421200	\$40,603	\$40,603	\$40,603
R0421201	\$40,603	\$40,603	\$40,603
R0421202	\$40,603	\$40,603	\$40,603
R0421203	\$40,603	\$40,603	\$40,603

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0431238	\$40,603	\$40,603	\$40,603
R0431239	\$40,603	\$40,603	\$40,603
R0431240	\$40,603	\$40,603	\$40,603
R0431241	\$40,603	\$40,603	\$40,603
R0431242	\$40,603	\$40,603	\$40,603
R0431243	\$40,603	\$40,603	\$40,603
R0431244	\$40,603	\$40,603	\$40,603
R0431245	\$40,603	\$40,603	\$40,603
R0431246	\$40,603	\$40,603	\$40,603
R0431247	\$40,603	\$40,603	\$40,603
R0431248	\$40,603	\$40,603	\$40,603
R0431249	\$40,603	\$40,603	\$40,603
R0431250	\$40,603	\$40,603	\$40,603
R0431251	\$40,603	\$40,603	\$40,603
R0424580	\$51,190	\$51,190	\$51,190
R0424581	\$51,190	\$51,190	\$51,190
R0424582	\$51,190	\$51,190	\$51,190
R0424583	\$51,190	\$51,190	\$51,190
R0424589	\$51,190	\$51,190	\$51,190
R0424591	\$51,190	\$51,190	\$8,795
R0424592	\$51,190	\$51,190	\$8,795
R0424593	\$51,190	\$51,190	\$8,795
R0424594	\$51,190	\$51,190	\$8,795
R0424595	\$51,190	\$51,190	\$8,795
R0424597	\$51,190	\$51,190	\$8,795
R0424598	\$51,190	\$51,190	\$8,795
R0424599	\$51,190	\$51,190	\$8,795
R0424600	\$51,190	\$51,190	\$8,795
R0424601	\$51,190	\$51,190	\$8,795
R0424663	\$51,190	\$51,190	\$51,190
R0424664	\$51,190	\$51,190	\$51,190
R0424665	\$51,190	\$51,190	\$51,190
R0424666	\$51,190	\$51,190	\$51,190
R0424667	\$51,190	\$51,190	\$51,190
R0424668	\$51,190	\$51,190	\$51,190
R0424669	\$51,190	\$51,190	\$51,190
R0424670	\$51,190	\$51,190	\$51,190
R0424671	\$51,190	\$51,190	\$51,190
R0424690	\$51,190	\$51,190	\$51,190
R0424691	\$51,190	\$51,190	\$51,190
R0424692	\$51,190	\$51,190	\$51,190
R0424693	\$51,190	\$51,190	\$51,190
R0424694	\$51,190	\$51,190	\$51,190

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0424695	\$51,190	\$51,190	\$51,190
R0424696	\$51,190	\$51,190	\$51,190
R0424697	\$51,190	\$51,190	\$51,190
R0424698	\$51,190	\$51,190	\$51,190
R0424699	\$51,190	\$51,190	\$51,190
R0424700	\$51,190	\$51,190	\$51,190
R0424701	\$51,190	\$51,190	\$51,190
R0424702	\$51,190	\$51,190	\$51,190
R0424703	\$51,190	\$51,190	\$51,190
R0424704	\$51,190	\$51,190	\$51,190
R0424705	\$51,190	\$51,190	\$51,190
R0424706	\$51,190	\$51,190	\$51,190
R0424707	\$51,190	\$51,190	\$51,190
R0424708	\$51,190	\$51,190	\$51,190
R0424709	\$51,190	\$51,190	\$51,190
R0424710	\$51,190	\$51,190	\$51,190
R0424711	\$51,190	\$51,190	\$51,190
R0424712	\$51,190	\$51,190	\$51,190
R0424713	\$51,190	\$51,190	\$51,190
R0424716	\$51,190	\$51,190	\$8,795
R0424717	\$51,190	\$51,190	\$8,795
R0424718	\$51,190	\$51,190	\$8,795
R0424719	\$51,190	\$51,190	\$8,795
R0424720	\$51,190	\$51,190	\$8,795
R0424721	\$51,190	\$51,190	\$8,795
R0424722	\$51,190	\$51,190	\$8,795
R0424723	\$51,190	\$51,190	\$8,795
R0424724	\$51,190	\$51,190	\$8,795
R0424725	\$51,190	\$51,190	\$8,795
R0424726	\$51,190	\$51,190	\$8,795
R0424727	\$51,190	\$51,190	\$8,795
R0424728	\$51,190	\$51,190	\$8,795
R0424729	\$51,190	\$51,190	\$8,795
R0424730	\$51,190	\$51,190	\$8,795
R0424731	\$51,190	\$51,190	\$8,795
R0424732	\$51,190	\$51,190	\$8,795
R0424733	\$51,190	\$51,190	\$8,795
R0421553	\$51,190	\$51,190	\$8,323
R0421727	\$51,190	\$51,190	\$51,190
R0421750	\$51,190	\$51,190	\$51,190
R0421774	\$51,190	\$51,190	\$51,190
R0421778	\$51,190	\$51,190	\$51,190

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0421782	\$51,190	\$51,190	\$51,190
R0421785	\$51,190	\$51,190	\$51,190
R0421789	\$51,190	\$51,190	\$51,190
R0421793	\$51,190	\$51,190	\$51,190
R0421795	\$51,190	\$51,190	\$51,190
R0421796	\$51,190	\$51,190	\$51,190
R0421797	\$51,190	\$51,190	\$51,190
R0421799	\$51,190	\$51,190	\$51,190
R0421805	\$51,190	\$51,190	\$51,190
R0421806	\$51,190	\$51,190	\$51,190
R0421807	\$51,190	\$51,190	\$51,190
R0421808	\$51,190	\$51,190	\$51,190
R0421809	\$51,190	\$51,190	\$51,190
R0421810	\$51,190	\$51,190	\$51,190
R0421811	\$51,190	\$51,190	\$51,190
R0421812	\$51,190	\$51,190	\$51,190
R0421813	\$51,190	\$51,190	\$51,190
R0421814	\$51,190	\$51,190	\$51,190
R0421816	\$51,190	\$51,190	\$51,190
R0421818	\$51,190	\$51,190	\$51,190
R0421819	\$51,190	\$51,190	\$51,190
R0421821	\$51,190	\$51,190	\$51,190
R0421822	\$51,190	\$51,190	\$51,190
R0421824	\$51,190	\$51,190	\$51,190
R0421826	\$51,190	\$51,190	\$51,190
R0421827	\$51,190	\$51,190	\$51,190
R0421869	\$51,190	\$51,190	\$51,190
R0421877	\$51,190	\$51,190	\$51,190
R0421880	\$51,190	\$51,190	\$51,190
R0421964	\$51,190	\$51,190	\$51,190
R0421965	\$51,190	\$51,190	\$51,190
R0421966	\$51,190	\$51,190	\$51,190
R0421967	\$51,190	\$51,190	\$51,190
R0421969	\$51,190	\$51,190	\$51,190
R0421971	\$51,190	\$51,190	\$51,190
R0421972	\$51,190	\$51,190	\$51,190
R0421974	\$51,190	\$51,190	\$51,190
R0421976	\$51,190	\$51,190	\$51,190
R0421978	\$51,190	\$51,190	\$51,190
R0421979	\$51,190	\$51,190	\$51,190
R0421981	\$51,190	\$51,190	\$51,190
R0421983	\$51,190	\$51,190	\$51,190
R0424696	\$51,190	\$51,190	\$51,190
R0421766	\$112,533	\$112,533	\$112,533