

<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>ARAPAHOE 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: 7950 S. Lincoln Street, Suite 110 Littleton, Colorado 80122</p> <p>Phone Number: 303-347-1878</p>	<p>Docket Number: 38835</p>
<p style="text-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:

County Schedule Nos.: See Attached Stipulation

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:

See 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 Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 25th day of January, 2003.

This decision was put on the record

January 24, 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



Schedule #	2001 Assessor's Value	Sub-Total	2001 Stipulated Value	Sub-Total
2073-23-3-12-005	\$43,000		\$35,100	
2073-23-3-12-010	\$50,000		\$35,100	
2073-23-3-12-013	\$43,000		\$35,100	
2073-23-3-12-014	\$43,000		\$35,100	
2073-23-3-12-015	\$43,000		\$35,100	
2073-23-3-12-016	\$43,000		\$35,100	
2073-23-3-12-018	\$43,000		\$35,100	
2073-23-3-12-019	\$43,000		\$35,100	
2073-23-3-12-020	\$43,000		\$35,100	
2073-23-3-12-021	\$43,000		\$35,100	
2073-23-3-12-022	\$43,000		\$35,100	
2073-23-3-12-023	\$43,000		\$35,100	
2073-23-3-12-024	\$43,000		\$35,100	
2073-23-3-12-025	\$43,000		\$35,100	
2073-23-3-12-026	\$43,000		\$35,100	
2073-23-3-12-027	\$43,000		\$35,100	
2073-23-3-12-029	\$43,000		\$35,100	
2073-23-3-12-030	\$43,000		\$35,100	
2073-23-3-12-031	\$43,000		\$35,100	
2073-23-3-12-032	\$43,000		\$35,100	
2073-23-3-12-033	\$43,000		\$35,100	
2073-23-3-12-034	\$43,000		\$35,100	
2073-23-3-12-035	\$43,000		\$35,100	
2073-23-3-12-036	\$43,000		\$35,100	
2073-23-3-12-037	\$43,000		\$35,100	
2073-23-3-12-038	\$53,750		\$35,100	
2073-23-3-12-039	\$53,750		\$35,100	
2073-23-3-12-040	\$43,000		\$35,100	
2073-23-3-12-041	\$43,000		\$35,100	
2073-23-3-12-042	\$43,000		\$35,100	
2073-23-3-12-043	\$43,000		\$35,100	
2073-23-3-12-044	\$43,000		\$35,100	
2073-23-3-12-045	\$43,000		\$35,100	
2073-23-3-12-046	\$43,000		\$35,100	
2073-23-3-12-047	\$43,000		\$35,100	
2073-23-3-12-048	\$43,000		\$35,100	
2073-23-3-12-049	\$43,000		\$35,100	
2073-23-3-12-050	\$43,000		\$35,100	
2073-23-3-13-002	\$43,000		\$35,100	
2073-23-3-13-004	\$43,000		\$35,100	
2073-23-3-13-005	\$43,000		\$35,100	
2073-23-3-13-006	\$43,000		\$35,100	
2073-23-3-13-007	\$43,000		\$35,100	
2073-23-3-14-006	\$43,000		\$35,100	

Schedule #	2001 Assessor's Value	Sub-Total	2001 Stipulated Value	Sub-Total
2073-23-3-14-007	\$43,000		\$35,100	
2073-23-3-14-008	\$43,000		\$35,100	
2073-23-3-14-009	\$43,000		\$35,100	
2073-23-3-14-010	\$43,000		\$35,100	
2073-23-3-14-011	\$43,000		\$35,100	
2073-23-3-14-012	\$43,000		\$35,100	
2073-23-3-14-013	\$43,000		\$35,100	
2073-23-3-14-015	\$43,000		\$35,100	
2073-23-3-14-016	\$43,000		\$35,100	
2073-23-3-14-017	\$43,000		\$35,100	
2073-23-3-14-018	\$43,000		\$35,100	
2073-23-3-15-001	\$43,000		\$35,100	
2073-23-3-15-002	\$43,000		\$35,100	
2073-23-3-15-003	\$43,000		\$35,100	
2073-23-3-15-004	\$43,000		\$35,100	
2073-23-3-15-005	\$43,000		\$35,100	
2073-23-3-15-006	\$53,750		\$35,100	
2073-23-3-15-007	\$53,750		\$35,100	
2073-23-3-15-008	\$43,000		\$35,100	
2073-23-3-15-009	\$43,000		\$35,100	
2073-23-3-15-010	\$43,000		\$35,100	
2073-23-3-15-011	\$43,000		\$35,100	
2073-23-3-15-012	\$43,000		\$35,100	
2073-23-3-15-013	\$43,000		\$35,100	
2073-23-3-15-014	\$43,000		\$35,100	
2073-23-3-15-015	\$43,000		\$35,100	
2073-23-3-15-016	\$43,000		\$35,100	
2073-23-3-15-017	\$43,000		\$35,100	
2073-23-3-15-018	\$43,000		\$35,100	
2073-23-3-15-019	\$43,000		\$35,100	
2073-23-3-15-020	\$43,000		\$35,100	
2073-23-3-15-021	\$43,000		\$35,100	
2073-23-3-15-022	\$43,000		\$35,100	
2073-23-3-15-023	\$43,000		\$35,100	
2073-23-3-15-024	\$43,000		\$35,100	
2073-23-3-15-025	\$43,000		\$35,100	
2073-23-3-15-028	\$43,000	\$3,662,000	\$35,100	\$2,948,400
2073-23-3-16-001	\$50,625		\$35,100	
2073-23-3-16-002	\$50,625		\$35,100	
2073-23-3-16-003	\$50,625		\$35,100	
2073-23-3-16-004	\$40,500		\$35,100	
2073-23-3-16-005	\$40,500		\$35,100	
2073-23-3-16-006	\$40,500		\$35,100	

Schedule #	2001 Assessor's Value	Sub-Total	2001 Stipulated Value	Sub-Total
2073-23-3-16-007	\$40,500		\$35,100	
2073-23-3-16-008	\$40,500		\$35,100	
2073-23-3-16-009	\$40,500		\$35,100	
2073-23-3-16-010	\$40,500		\$35,100	
2073-23-3-16-011	\$40,500		\$35,100	
2073-23-3-16-012	\$40,500		\$35,100	
2073-23-3-16-013	\$40,500		\$35,100	
2073-23-3-16-014	\$40,500		\$35,100	
2073-23-3-16-015	\$40,500		\$35,100	
2073-23-3-16-016	\$40,500		\$35,100	
2073-23-3-16-017	\$40,500		\$35,100	
2073-23-3-16-018	\$40,500		\$35,100	
2073-23-3-16-019	\$40,500		\$35,100	
2073-23-3-16-020	\$40,500		\$35,100	
2073-23-3-16-021	\$40,500		\$35,100	
2073-23-3-16-023	\$40,500		\$35,100	
2073-23-3-16-024	\$50,625		\$35,100	
2073-23-3-16-026	\$50,625		\$35,100	
2073-23-3-16-027	\$40,500		\$35,100	
2073-23-3-16-028	\$40,500		\$35,100	
2073-23-3-17-001	\$40,500		\$35,100	
2073-23-3-17-002	\$40,500		\$35,100	
2073-23-3-17-003	\$40,500		\$35,100	
2073-23-3-17-004	\$40,500		\$35,100	
2073-23-3-17-005	\$40,500		\$35,100	
2073-23-3-17-006	\$40,500		\$35,100	
2073-23-3-17-007	\$40,500		\$35,100	
2073-23-3-17-008	\$40,500		\$35,100	
2073-23-3-17-010	\$40,500	\$1,468,125	\$35,100	\$1,228,500
2073-23-2-25-001	\$16,650		\$6,000	
2073-23-2-25-002	\$16,650		\$6,000	
2073-23-2-25-003	\$13,320		\$6,000	
2073-23-2-25-004	\$13,320		\$6,000	
2073-23-2-25-005	\$13,320		\$6,000	
2073-23-2-25-006	\$15,984		\$6,000	
2073-23-2-25-007	\$15,984		\$6,000	
2073-23-2-25-008	\$13,320		\$6,000	
2073-23-2-25-009	\$13,320		\$6,000	
2073-23-2-25-010	\$13,320		\$6,000	
2073-23-2-25-011	\$16,650		\$6,000	
2073-23-2-25-012	\$16,650		\$6,000	
2073-23-2-25-013	\$16,650		\$6,000	
2073-23-2-25-014	\$16,650		\$6,000	

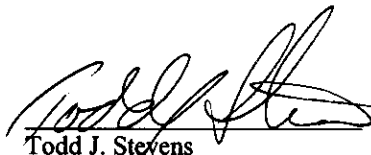
Schedule #	2001 Assessor's Value	Sub-Total	2001 Stipulated Value	Sub-Total
2073-23-2-25-015	\$16,650		\$6,000	
2073-23-2-25-016	\$16,650		\$6,000	
2073-23-2-25-017	\$16,650		\$6,000	
2073-23-2-25-018	\$16,650		\$6,000	
2073-23-2-25-019	\$16,650		\$6,000	
2073-23-2-25-020	\$16,650		\$6,000	
2073-23-2-25-021	\$16,650		\$6,000	
2073-23-2-25-022	\$16,650		\$6,000	
2073-23-2-25-023	\$16,650		\$6,000	
2073-23-2-25-024	\$16,650		\$6,000	
2073-23-2-25-025	\$16,650		\$6,000	
2073-23-2-25-026	\$16,650		\$6,000	
2073-23-2-25-027	\$16,650		\$6,000	
2073-23-2-25-028	\$13,320		\$6,000	
2073-23-2-25-029	\$13,320		\$6,000	
2073-23-2-25-030	\$13,320		\$6,000	
2073-23-2-25-031	\$15,984		\$6,000	
2073-23-2-25-032	\$16,650		\$6,000	
2073-23-2-25-033	\$16,650		\$6,000	
2073-23-2-25-034	\$13,320		\$6,000	
2073-23-2-25-035	\$13,320		\$6,000	
2073-23-2-25-036	\$13,320		\$6,000	
2073-23-2-25-037	\$15,984		\$6,000	
2073-23-2-25-038	\$16,650		\$6,000	
2073-23-2-25-039	\$15,984		\$6,000	
2073-23-2-25-040	\$13,320		\$6,000	
2073-23-2-25-041	\$13,320		\$6,000	
2073-23-2-25-042	\$13,320		\$6,000	
2073-23-2-25-043	\$16,650		\$6,000	
2073-23-2-25-044	\$16,650		\$6,000	
2073-23-2-25-045	\$16,650		\$6,000	
2073-23-2-25-046	\$15,984		\$6,000	
2073-23-2-25-047	\$13,320		\$6,000	
2073-23-2-25-048	\$13,320		\$6,000	
2073-23-2-25-049	\$13,320		\$6,000	
2073-23-2-25-050	\$16,650		\$6,000	
2073-23-2-25-051	\$16,650		\$6,000	
2073-23-2-25-052	\$16,650		\$6,000	
2073-23-2-25-053	\$16,650		\$6,000	
2073-23-2-25-054	\$16,650		\$6,000	
2073-23-2-25-055	\$16,650		\$6,000	
2073-23-2-25-056	\$16,650		\$6,000	
2073-23-2-25-057	\$16,650		\$6,000	
2073-23-2-25-058	\$16,650		\$6,000	

Schedule #	2001 Assessor's Value	Sub-Total	2001 Stipulated Value	Sub-Total
2073-23-2-25-059	\$15,984		\$6,000	
2073-23-2-25-060	\$13,320		\$6,000	
2073-23-2-25-061	\$13,320		\$6,000	
2073-23-2-25-062	\$13,320		\$6,000	
2073-23-2-25-063	\$16,650		\$6,000	
2073-23-2-25-064	\$15,984		\$6,000	
2073-23-2-25-065	\$13,320		\$6,000	
2073-23-2-25-066	\$13,320		\$6,000	
2073-23-2-25-067	\$13,320		\$6,000	
2073-23-2-25-068	\$16,650		\$6,000	
2073-23-2-25-069	\$16,650		\$6,000	
2073-23-2-25-070	\$16,650		\$6,000	
2073-23-2-25-071	\$16,650		\$6,000	
2073-23-2-25-072	\$16,650		\$6,000	
2073-23-2-25-073	\$16,650		\$6,000	
2073-23-2-25-074	\$16,650		\$6,000	
2073-23-2-25-075	\$16,650		\$6,000	
2073-23-2-25-076	\$13,320		\$6,000	
2073-23-2-25-077	\$13,320		\$6,000	
2073-23-2-25-078	\$13,320		\$6,000	
2073-23-2-25-079	\$15,984		\$6,000	
2073-23-2-25-080	\$16,650		\$6,000	
2073-23-2-25-081	\$16,650		\$6,000	
2073-23-2-25-082	\$16,650		\$6,000	
2073-23-2-25-083	\$16,650		\$6,000	
2073-23-2-25-084	\$16,650		\$6,000	
2073-23-2-26-001	\$31,968		\$18,342	
2073-23-2-26-002	\$26,640		\$18,342	
2073-23-2-26-003	\$26,640		\$18,342	
2073-23-2-26-004	\$26,640		\$18,342	
2073-23-2-26-005	\$26,640		\$18,342	
2073-23-2-26-006	\$26,640		\$18,342	
2073-23-2-26-007	\$26,640		\$18,342	
2073-23-2-26-008	\$31,968		\$18,342	
2073-23-2-26-009	\$31,968		\$18,342	
2073-23-2-26-010	\$26,640		\$18,342	
2073-23-2-26-011	\$26,640		\$18,342	
2073-23-2-26-012	\$26,640		\$18,342	
2073-23-2-26-013	\$33,300		\$18,342	
2073-23-2-26-014	\$33,300		\$18,342	
2073-23-2-26-015	\$33,300		\$18,342	
2073-23-2-26-016	\$33,300		\$18,342	
2073-23-2-26-017	\$33,300		\$18,342	
2073-23-2-26-018	\$33,300		\$18,342	


Schedule #	2001 Assessor's Value	Sub-Total	2001 Stipulated Value	Sub-Total
2073-23-2-26-019	\$26,640		\$18,342	
2073-23-2-26-020	\$26,640		\$18,342	
2073-23-2-26-021	\$26,640		\$18,342	
2073-23-2-26-022	\$31,968		\$18,342	
2073-23-2-26-023	\$26,640		\$18,342	
2073-23-2-26-024	\$26,640		\$18,342	
2073-23-2-26-025	\$26,640		\$18,342	
2073-23-2-26-026	\$31,968	\$2,061,936	\$18,342	\$980,892
		\$11,844,711		\$5,928,612

The Board concurs with the Stipulation.


DATED this 22nd day of JAN. 2002.



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 Littleton, CO 80122



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Edward G. Bosier
 Arapahoe County Assessor
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Docket # 38835