

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>US HOME CORPORATION,</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: Stevens & Associates Address: 7950 S. Lincoln St., #110 Littleton, CO 80122 Phone Number: (303) 347-1878 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38839</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 No.: Multiple – Reference 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:

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 Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 21st day of August, 2002.

This decision was put on the record

August 20, 2002

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. Bunnell
Penny S. Bunnell

Docket Number: 38839



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBERS 38839**

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)

US HOME CORPORATION,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject properties are classified as vacant land; RA's 4336-313 thru 516. See Schedule numbers below.

A brief narrative as to why the reduction was made: Analyzed market information.

The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

Schedule Numbers	2001 Actual County Value	2001 Stipulated Value
2071-31-2-06-001	\$599,760	\$599,760
2071-31-3-07-001	\$67,500	\$23,557
2071-31-3-10-001	\$49,950	\$23,557
2071-31-3-10-002	\$49,950	\$23,557
2071-31-3-10-003	\$49,950	\$23,557
2071-31-3-10-004	\$49,950	\$23,557
2071-31-3-10-005	\$49,950	\$23,557
2071-31-3-10-006	\$49,950	\$23,557
2071-31-3-10-007	\$49,950	\$23,557
2071-31-3-10-008	\$49,950	\$23,557
2071-31-3-10-009	\$49,950	\$23,557
2071-31-3-10-010	\$49,950	\$23,557

Schedule Numbers	2001 Actual County Value	2001 Stipulated Value
2071-31-3-10-011	\$49,950	\$23,557
2071-31-3-10-012	\$49,950	\$23,557
2071-31-3-10-013	\$49,950	\$23,557
2071-31-3-10-014	\$49,950	\$23,557
2071-31-3-10-015	\$49,950	\$23,557
2071-31-3-10-016	\$49,950	\$23,557
2071-31-3-10-017	\$49,950	\$23,557
2071-31-3-11-001	\$49,950	\$23,557
2071-31-3-11-002	\$49,950	\$23,557
2071-31-3-11-003	\$49,950	\$23,557
2071-31-3-11-004	\$49,950	\$23,557
2071-31-3-12-001	\$33,300	\$23,557
2071-31-3-12-002	\$33,300	\$23,557
2071-31-3-12-003	\$33,300	\$23,557
2071-31-3-12-004	\$33,300	\$23,557
2071-31-3-12-005	\$33,300	\$23,557
2071-31-3-12-006	\$33,300	\$23,557
2071-31-3-12-007	\$33,300	\$23,557
2071-31-3-12-008	\$33,300	\$23,557
2071-31-3-12-009	\$33,300	\$23,557
2071-31-3-12-010	\$33,300	\$23,557
2071-31-3-12-011	\$33,300	\$23,557
2071-31-3-12-012	\$33,300	\$23,557
2071-31-3-12-013	\$33,300	\$23,557
2071-31-3-12-014	\$33,300	\$23,557
2071-31-3-12-015	\$33,300	\$23,557
2071-31-3-12-016	\$33,300	\$23,557
2071-31-3-12-017	\$33,300	\$23,557
2071-31-3-12-018	\$33,300	\$23,557
2071-31-3-13-012	\$33,300	\$23,557
2071-31-3-13-013	\$33,300	\$23,557
2071-31-3-13-014	\$33,300	\$23,557
2071-31-3-13-015	\$33,300	\$23,557
2071-31-3-13-016	\$33,300	\$23,557
2071-31-3-13-017	\$33,300	\$23,557
2071-31-3-13-023	\$33,300	\$23,557
2071-31-3-13-024	\$33,300	\$23,557
2071-31-3-13-025	\$33,300	\$23,557
2071-31-3-13-026	\$33,300	\$23,557
2071-31-3-13-027	\$33,300	\$23,557
2071-31-3-13-028	\$36,630	\$23,557
2071-31-3-13-029	\$33,300	\$23,557

Schedule Numbers	2001 Actual County Value	2001 Stipulated Value
2071-31-3-13-030	\$33,300	\$23,557
2071-31-3-13-031	\$33,300	\$23,557
2071-31-3-13-032	\$33,300	\$23,557
2071-31-3-13-033	\$33,300	\$23,557
2071-31-3-13-034	\$33,300	\$23,557
2071-31-3-15-002	\$49,950	\$23,557
2071-31-3-15-003	\$49,950	\$23,557
2071-31-3-15-004	\$49,950	\$23,557
2071-31-3-15-005	\$49,950	\$23,557
2071-31-3-15-006	\$49,950	\$23,557
2071-31-3-15-007	\$49,950	\$23,557
2071-31-3-16-001	\$49,950	\$23,557
2071-31-3-16-002	\$49,950	\$23,557
2071-31-3-16-003	\$49,950	\$23,557
2071-31-3-16-004	\$49,950	\$23,557
2071-31-3-16-005	\$49,950	\$23,557
2071-31-3-16-006	\$49,950	\$23,557
2071-31-3-16-007	\$49,950	\$23,557
2071-31-3-16-008	\$49,950	\$23,557
2071-31-3-16-009	\$49,950	\$23,557
2071-31-3-17-001	\$49,950	\$23,557
2071-31-3-17-002	\$49,950	\$23,557
2071-31-3-17-003	\$49,950	\$23,557
2071-31-3-17-004	\$49,950	\$23,557
2071-31-3-17-008	\$49,950	\$23,557
2071-31-3-17-009	\$49,950	\$23,557
2071-31-3-17-010	\$41,625	\$23,557
2071-31-3-17-011	\$41,625	\$23,557
2071-31-3-17-012	\$41,625	\$23,557
2071-31-3-17-013	\$41,625	\$23,557
2071-31-3-17-014	\$41,625	\$23,557
2071-31-3-17-015	\$41,625	\$23,557
2071-31-3-17-016	\$41,625	\$23,557
2071-31-3-17-017	\$41,625	\$23,557
2071-31-3-17-018	\$41,625	\$23,557
2071-31-3-17-019	\$41,625	\$23,557
2071-31-3-17-020	\$41,625	\$23,557
2071-31-3-17-021	\$41,625	\$23,557
2071-31-3-17-022	\$41,625	\$23,557
2071-31-3-17-023	\$41,625	\$23,557
2071-31-3-17-024	\$41,625	\$23,557
2071-31-3-17-025	\$41,625	\$23,557

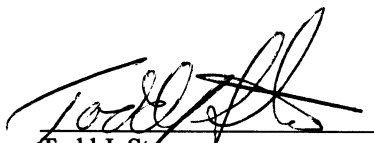
Schedule Numbers	2001 Actual County Value	2001 Stipulated Value
2071-31-3-17-026	\$41,625	\$23,557
2071-31-3-17-028	\$41,625	\$23,557
2071-31-3-17-029	\$41,625	\$23,557
2071-31-3-17-030	\$41,625	\$23,557
2071-31-3-17-031	\$41,625	\$23,557
2071-31-3-17-033	\$41,625	\$23,557
2071-31-3-17-035	\$41,625	\$23,557
2071-31-3-17-036	\$41,625	\$23,557
2071-31-3-17-037	\$41,625	\$23,557
2071-31-3-17-038	\$41,625	\$23,557
2071-31-3-17-039	\$38,295	\$23,557
2071-31-3-17-040	\$38,295	\$23,557
2071-31-3-18-001	\$49,950	\$23,557
2071-31-3-18-002	\$49,950	\$23,557
2071-31-3-18-003	\$49,950	\$23,557
2071-31-3-18-004	\$49,950	\$23,557
2071-31-3-18-005	\$49,950	\$23,557
2071-31-3-18-006	\$49,950	\$23,557
2071-31-3-18-007	\$49,950	\$23,557
2071-31-3-18-008	\$49,950	\$23,557
2071-31-3-18-009	\$49,950	\$23,557
2071-31-3-18-010	\$49,950	\$23,557
2071-31-3-18-011	\$49,950	\$23,557
2071-31-3-19-001	\$49,950	\$23,557
2071-31-3-19-002	\$49,950	\$23,557
2071-31-3-19-003	\$49,950	\$23,557
2071-31-3-19-004	\$49,950	\$23,557
2071-31-3-19-005	\$49,950	\$23,557
2071-31-3-19-006	\$49,950	\$23,557
2071-31-3-19-007	\$49,950	\$23,557
2071-31-3-19-008	\$49,950	\$23,557
2071-31-3-19-009	\$49,950	\$23,557
2071-31-3-19-010	\$49,950	\$23,557
2071-31-3-19-011	\$49,950	\$23,557
2071-31-3-19-012	\$49,950	\$23,557
2071-31-3-19-013	\$49,950	\$23,557
2071-31-3-19-014	\$49,950	\$23,557
2071-31-3-19-015	\$49,950	\$23,557
2071-31-3-19-016	\$49,950	\$23,557
2071-31-3-19-017	\$49,950	\$23,557
2071-31-3-19-018	\$49,950	\$23,557
2071-31-3-19-019	\$49,950	\$23,557

Schedule Numbers	2001 Actual County Value	2001 Stipulated Value
2071-31-3-19-020	\$49,950	\$23,557
2071-31-3-19-021	\$49,950	\$23,557
2071-31-3-19-022	\$49,950	\$23,557
2071-31-3-19-023	\$49,950	\$23,557
2071-31-3-19-024	\$49,950	\$23,557
2071-31-3-19-025	\$41,625	\$23,557
2071-31-3-20-001	\$41,625	\$23,557
2071-31-3-20-002	\$41,625	\$23,557
2071-31-3-20-003	\$41,625	\$23,557
2071-31-3-20-004	\$41,625	\$23,557
2071-31-3-20-005	\$41,625	\$23,557
2071-31-3-20-006	\$41,625	\$23,557
2071-31-3-20-007	\$41,625	\$23,557
2071-31-3-20-008	\$99,900	\$99,900
2071-31-3-21-002	\$47,250	\$23,557
2071-31-3-21-003	\$33,300	\$23,557
2071-31-3-21-004	\$33,300	\$23,557
2071-31-3-21-005	\$33,300	\$23,557
2071-31-3-21-006	\$33,300	\$23,557
2071-31-3-21-007	\$33,300	\$23,557
2071-31-3-21-008	\$33,300	\$23,557
2071-31-3-21-009	\$33,300	\$23,557
2071-31-3-21-010	\$33,300	\$23,557
2071-31-3-21-011	\$33,300	\$23,557
2071-31-3-21-012	\$33,300	\$23,557
2071-31-3-21-013	\$34,965	\$23,557
2071-31-3-21-014	\$34,965	\$23,557
2071-31-3-21-016	\$34,965	\$23,557
2071-31-3-21-017	\$34,965	\$23,557
2071-31-3-21-018	\$34,965	\$23,557
2071-31-3-21-019	\$34,965	\$23,557
2071-31-3-21-020	\$34,965	\$23,557
2071-31-3-21-022	\$34,965	\$23,557
2071-31-3-21-023	\$33,300	\$23,557
2071-31-3-21-024	\$33,300	\$23,557
2071-31-3-21-025	\$33,300	\$23,557
2071-31-3-21-026	\$33,300	\$23,557
2071-31-3-21-027	\$34,965	\$23,557
2071-31-3-21-028	\$34,965	\$23,557
2071-31-3-21-029	\$34,965	\$23,557
2071-31-3-21-030	\$34,965	\$23,557
2071-31-3-21-031	\$41,625	\$23,557

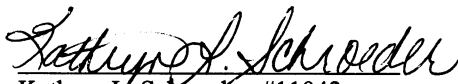
Schedule Numbers	2001 Actual County Value	2001 Stipulated Value
2071-31-3-22-001	\$744,800	\$744,800
2071-31-3-23-001	\$129,920	\$129,920
2071-31-3-27-001	\$29,600	\$23,557
2071-31-3-27-003	\$29,600	\$23,557
2071-31-3-27-004	\$29,600	\$23,557
2071-31-3-27-005	\$29,600	\$23,557
2071-31-3-28-001	\$29,600	\$23,557
2071-31-3-28-002	\$29,600	\$23,557
2071-31-3-28-003	\$29,600	\$23,557
2071-31-3-28-004	\$29,600	\$23,557
2071-31-3-28-005	\$29,600	\$23,557
2071-31-3-29-001	\$44,400	\$23,557
2071-31-3-29-002	\$44,400	\$23,557
2071-31-3-29-003	\$44,400	\$23,557
2071-31-3-30-009	\$44,400	\$23,557
2071-31-3-30-012	\$44,400	\$23,557
2073-36-1-01-001	\$772,520	\$772,520
2073-36-4-01-001	\$931,500	\$155,205
2073-36-4-01-005	\$49,950	\$23,557
2073-36-4-02-016	\$532,280	\$532,280
2073-36-4-03-001 (land)	\$884,000	\$884,000
2073-36-4-03-001 (improvements)	\$1,067,100	\$1,067,100
2073-36-4-03-002	\$36,260	\$36,260
2073-36-4-04-007	\$33,300	\$33,300
2073-36-4-04-009	\$33,300	\$33,300
2073-36-4-04-010	\$33,300	\$33,300
2073-36-4-04-011	\$33,300	\$33,300
TOTALS	\$14,051,865	\$9,701,446

The Board concurs with the Stipulation.

DATED this 15th day of AUGUST 2002.



Todd J. Stevens
Steven & Associates
7950 S. Lincoln St., #110
Littleton, CO 80122



Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639



Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600

Docket # 38839