

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>VILLAGE HOMES OF COLORADO,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name:                    Todd J. Stevens                                  Stevens &amp; Associates, Inc.</p> <p>Address:                8005 S. Chester St., Suite 340                                  Englewood, CO 80112</p> <p>Phone Number:        (303) 347-1878</p>	<p><b>Docket Number: 40102</b></p>
<p><b>ORDER ON STIPULATION</b></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: Refund/Abatement                    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.

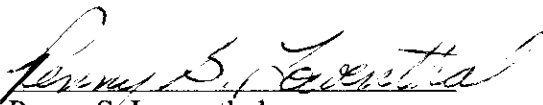
The Jefferson County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 9<sup>th</sup> day of May, 2003.

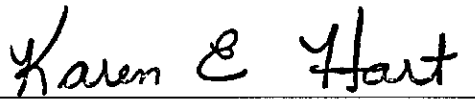
This decision was put on the record


May 8, 2003

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

  
Penny S. Lowenthal

**BOARD OF ASSESSMENT APPEALS**

  
Karen E. Hart

  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 40102  
County Schedule Number : See attachment

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**STIPULATION (As To Tax Year 2001 Actual Value)**  
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Village Homes of Colorado  
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,  
Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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:  
Tamarisk Subdivision Filings 1 and 2  
\_\_\_\_\_  
\_\_\_\_\_

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	\$ <u>see attached</u>
Improvements	\$ _____
Total	\$ _____

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COUNTY CLERK

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

Land	\$ <u>see attached</u>
Improvements	\$ _____
Total	\$ _____

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2001 actual value for the subject property:

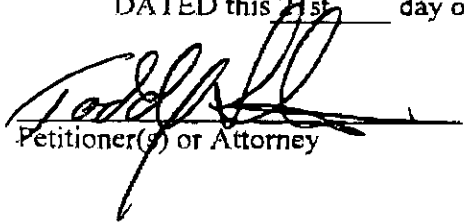
Land	\$ see attached _____
Improvements	\$ _____
Total	\$ _____

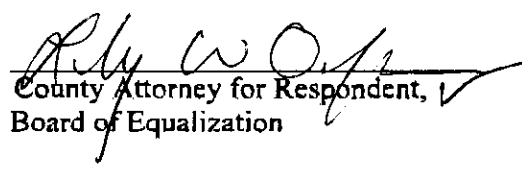
6. The valuation, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:  
Adjustment was made to absorbtion period and percent finished of infrastructure.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 20, 2003 (date) at 1:00 p.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals  (check if appropriate).

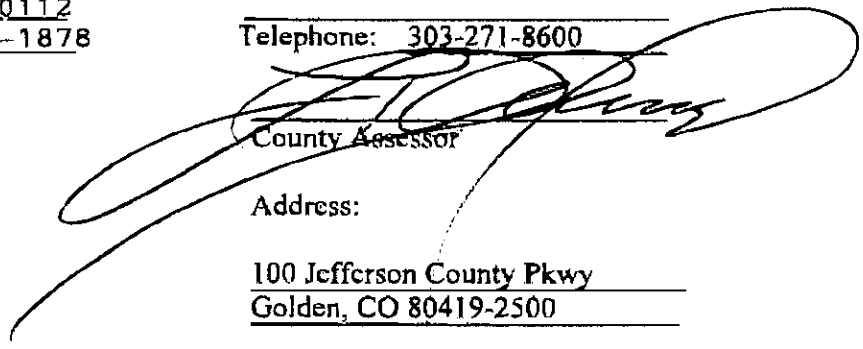
DATED this 21st day of April, 2003 \_\_\_\_\_

  
 \_\_\_\_\_  
 Petitioner(s) or Attorney

  
 \_\_\_\_\_  
 County Attorney for Respondent,   
 Board of Equalization

Address:  
Stevens & Associates/Inc.  
8005 S. Chester St, Ste 340  
Englewood, CO 80112  
 Telephone: 303-347-1878

Address 100 Jefferson County Pkwy  
Golden, CO 80419  
 Telephone: 303-271-8600

  
 \_\_\_\_\_  
 County Assessor

Address:  
100 Jefferson County Pkwy  
Golden, CO 80419-2500  
 Telephone: 303-271-8600

Docket Number 40102  
 Schedule Number see attached

**TAMARISK  
2001**

<u>SCHEDULE</u>	<u>LOT</u>	<u>BLK</u>	<u>ACTUAL VALUE</u>	<u>BOE VALUE</u>	<u>Finished</u>	<u>BAA value</u>
427875	1	2	\$28,130	\$28,130	developed	\$28,130
-427877	3	2	\$28,130	\$28,130	developed	\$28,130
-427883	9	2	\$28,130	\$28,130	developed	\$28,130
427884	10	2	\$28,130	\$28,130	developed	\$28,130
427885	11	2	\$28,130	\$28,130	developed	\$28,130
427886	12	2	\$28,130	\$28,130	developed	\$28,130
427887	13	2	\$28,130	\$28,130	developed	\$28,130
427888	14	2	\$28,130	\$28,130	developed	\$28,130
427889	15	2	\$28,130	\$28,130	graded/sewer	\$12,440
427890	16	2	\$28,130	\$28,130	graded/sewer	\$12,440
427891	17	2	\$28,130	\$28,130	graded/sewer	\$12,440
427892	18	2	\$28,130	\$28,130	graded/sewer	\$12,440
427893	19	2	\$28,130	\$28,130	graded/sewer	\$12,440
427894	20	2	\$28,130	\$28,130	graded/sewer	\$12,440
427895	21A	2	\$27,850	\$27,850	graded/sewer	\$12,320
427897	22A	2	\$27,570	\$27,570	graded/sewer	\$11,690
427899	23	2	\$28,130	\$28,130	graded/sewer	\$12,440
427900	24	2	\$28,130	\$28,130	graded/sewer	\$12,440
427901	25	2	\$28,130	\$28,130	graded/sewer	\$12,440
427902	26	2	\$28,130	\$28,130	graded/sewer	\$12,440
427903	27	2	\$28,130	\$28,130	graded/sewer	\$12,440
427904	28A	2	\$6,310	\$6,310	graded	\$9,500
427905	28B	2	\$4,210	\$4,210	graded	\$9,500
427906	29A	2	\$8,940	\$8,940	graded	deactivated
427927	49A	2	\$5,470	\$5,470	graded	\$4,940
427928	49B	2	\$5,050	\$5,050	graded	\$4,560
427929	50A	2	\$5,470	\$5,470	graded	\$4,940
427930	50B	2	\$5,050	\$5,050	graded	\$4,560
427931	51A	2	\$6,520	\$6,520	graded	\$5,890
427933	1	3	\$28,130	\$28,130	graded/sewer	\$12,440
427934	2	3	\$28,130	\$28,130	graded/sewer	\$12,440
427935	3	3	\$28,130	\$28,130	graded/sewer	\$12,440
427936	4	3	\$28,130	\$28,130	graded/sewer	\$12,440
427937	5	3	\$28,130	\$28,130	graded/sewer	\$12,440
427938	6	3	\$28,130	\$28,130	graded/sewer	\$12,440
427939	7	3	\$28,130	\$28,130	graded/sewer	\$12,440
427940	8	3	\$28,130	\$28,130	graded/sewer	\$12,440
427941	9	3	\$28,130	\$28,130	graded/sewer	\$12,440
427944	12	3	\$28,130	\$28,130	graded/sewer	\$12,440
427945	13	3	\$28,130	\$28,130	graded/sewer	\$12,440
427946	14	3	\$28,130	\$28,130	graded/sewer	\$12,440
427947	15	3	\$28,130	\$28,130	graded/sewer	\$12,440
427948	16	3	\$28,130	\$28,130	graded/sewer	\$12,440
427950	18	3	\$28,130	\$28,130	graded/sewer	\$12,440
427951	19	3	\$28,130	\$28,130	graded/sewer	\$12,440
427952	20	3	\$28,130	\$28,130	graded/sewer	\$12,440
427953	21	3	\$28,130	\$28,130	graded/sewer	\$12,440
427954	22A	3	\$25,880	\$25,880	graded/sewer	\$11,440
427956	23A	3	\$25,040	\$25,040	graded/sewer	\$11,070

427958	24	3	\$28,130	\$28,130	graded/sewer	\$12,440
427959	25	3	\$28,130	\$28,130	graded/sewer	\$12,440
427963	29	3	\$28,130	\$28,130	graded/sewer	\$12,440
427965	31	3	\$28,130	\$28,130	developed	\$28,130
427966	23	3	\$28,130	\$28,130	developed	\$28,130
427967	33	3	\$28,130	\$28,130	developed	\$28,130
427968	34	3	\$28,130	\$28,130	developed	\$28,130
427969	35A	3	\$26,440	\$26,440	developed	\$26,440
427971	36A	3	\$27,570	\$27,570	developed	\$27,570
427980	43B	3	\$7,230	\$7,230	developed	\$5,060
428011	19A	4	\$27,850	\$27,850	graded/sewer/water	\$13,925
428013	20A	4	\$25,880	\$25,880	graded/sewer/water	\$12,940
428018	23A	4	\$26,720	\$26,720	graded/sewer/water	\$13,360
428020	24A	4	\$25,040	\$25,040	graded/sewer/water	\$12,520
428022	25A	4	\$23,910	\$23,910	graded/sewer/water	\$11,955
428023	25B	4	\$4,220	\$4,220	graded/sewer/water	\$2,110
428091	A	00J	\$26,920	\$26,920	developed	\$700
433438	2	1	\$17,840	\$17,840	developed	\$17,840
433440	4	1	\$17,840	\$17,840	developed	\$17,840
433443	7	1	\$17,840	\$17,840	developed	\$17,840
433449	13	1	\$17,840	\$17,840	developed	\$17,840
433450	14	1	\$17,840	\$17,840	developed	\$17,840
433451	15	1	\$17,840	\$17,840	developed	\$17,840
433452	16	1	\$17,840	\$17,840	developed	\$17,840
433453	17	1	\$17,840	\$17,840	developed	\$17,840
433456	20	1	\$17,840	\$17,840	developed	\$17,840
433460	24	1	\$17,840	\$17,840	graded	\$4,460
433463	27	1	\$18,750	\$18,750	graded	\$4,460
433464	28	1	\$18,750	\$18,750	graded	\$4,460
433465	29	1	\$18,750	\$18,750	graded	\$4,460
433466	30	1	\$18,750	\$18,750	graded	\$4,460
433467	31	1	\$18,750	\$18,750	graded	\$4,460
433468	32	1	\$18,750	\$18,750	graded	\$4,460
433472	36	1	\$12,500	\$12,500	graded	\$4,460
433473	37	1	\$12,500	\$12,500	graded	\$4,460
433474	38	1	\$12,500	\$12,500	graded	\$4,460
433475	39	1	\$12,500	\$12,500	graded	\$4,460
433476	40	1	\$12,500	\$12,500	graded	\$4,460
433477	41	1	\$12,500	\$12,500	graded	\$4,460
433478	42	1	\$12,500	\$12,500	graded	\$4,460
433479	43	1	\$12,500	\$12,500	graded	\$4,460
433480	44	1	\$12,500	\$12,500	graded	\$4,460
433481	45	1	\$12,500	\$12,500	graded	\$4,460
433482	46	1	\$12,500	\$12,500	graded	\$4,460
433483	47	1	\$12,500	\$12,500	graded	\$4,460
433484	48	1	\$12,500	\$12,500	graded	\$4,460
433485	49	1	\$12,500	\$12,500	graded	\$4,460
433486	50	1	\$12,500	\$12,500	graded	\$4,460
433487	51	1	\$12,500	\$12,500	graded	\$4,460
433488	52	1	\$12,500	\$12,500	graded	\$4,460
433489	53	1	\$12,500	\$12,500	graded	\$4,460
433490	54	1	\$12,500	\$12,500	graded	\$4,460

433491	55	1	\$12,500	\$12,500	graded	\$4,460
433492	56	1	\$12,500	\$12,500	graded	\$4,460
433493	57	1	\$18,750	\$18,750	graded	\$4,460
433494	58	1	\$18,750	\$18,750	graded	\$4,460
433497	61	1	\$18,750	\$18,750	graded	\$4,460
433498	62	1	\$18,750	\$18,750	graded	\$4,460
433499	63	1	\$18,750	\$18,750	graded	\$4,460
433500	64	1	\$18,750	\$18,750	graded	\$4,460
433501	65	1	\$18,750	\$18,750	graded	\$4,460
433502	66	1	\$18,750	\$18,750	graded	\$4,460
433504	68	1	\$18,750	\$18,750	graded	\$4,460
433505	69	1	\$18,750	\$18,750	graded	\$4,460
433508	72	1	\$18,750	\$18,750	graded	\$4,460
433509	73	1	\$18,750	\$18,750	graded	\$4,460
433510	74	1	\$18,750	\$18,750	graded	\$4,460
433511	75	1	\$18,750	\$18,750	graded	\$4,460
433512	76	1	\$18,750	\$18,750	graded	\$4,460
433513	1	2	\$17,840	\$17,840	developed	\$17,840
433514	2	2	\$17,840	\$17,840	developed	\$17,840
433515	3	2	\$17,840	\$17,840	developed	\$17,840
433516	4	2	\$17,840	\$17,840	developed	\$17,840
433517	5	2	\$17,840	\$17,840	developed	\$17,840
433522	2	3	\$17,840	\$17,840	developed	\$17,840
433523	3	3	\$17,840	\$17,840	developed	\$17,840
433524	4	3	\$17,840	\$17,840	developed	\$17,840
433525	5	3	\$18,750	\$18,750	developed	\$17,840
433526	6	3	\$18,750	\$18,750	developed	\$17,840
433527	7	3	\$18,750	\$18,750	developed	\$17,840
433528	8	3	\$18,750	\$18,750	developed	\$17,840
433529	9	3	\$18,750	\$18,750	graded	\$4,460
433530	10	3	\$18,750	\$18,750	graded	\$4,460
433531	11	3	\$18,750	\$18,750	graded	\$4,460
433532	12	3	\$18,750	\$18,750	graded	\$4,460
433533	13	3	\$18,750	\$18,750	graded	\$4,460
433534	14	3	\$18,750	\$18,750	graded	\$4,460
433535	15	3	\$18,750	\$18,750	graded	\$4,460
433536	16	3	\$18,750	\$18,750	graded	\$4,460
			\$2,815,230	\$2,815,230		\$1,149,840