

<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: Stevens & Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St. Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 40687</p>
<p 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.: 2073-23-2-25-001+137

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 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 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 9th day of September, 2003.

This decision was put on the record

September 8, 2003

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart

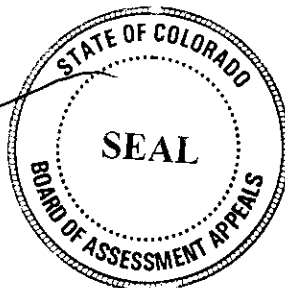
Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown

Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBERS 40687**

STIPULATION AND ORDER (As To Tax Year 2002 Actual Value)

VILLAGE HOMES OF COLORADO,

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 57-096 thru 206. See Schedule numbers below.

A brief narrative as to why the reduction was made: Analyzed market information and developer's discount.

The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

Schedule #	2002 Assessor's Value	Sub-Total	2002 Stipulated Value	Sub-Total
2073-23-2-04-001	\$3,622,450	\$3,622,450	\$377,340	\$377,340
2073-23-3-12-019	\$50,000		\$36,450	
2073-23-3-12-021	\$50,000		\$36,450	
2073-23-3-12-023	\$50,000		\$36,450	
2073-23-3-12-024	\$50,000		\$36,450	
2073-23-3-12-025	\$50,000		\$36,450	
2073-23-3-12-026	\$50,000		\$36,450	
2073-23-3-12-027	\$50,000		\$36,450	
2073-23-3-12-029	\$50,000		\$36,450	
2073-23-3-12-030	\$50,000		\$36,450	
2073-23-3-12-031	\$50,000		\$36,450	

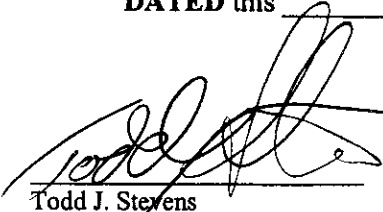
Schedule #	2002 Assessor's Value	Sub-Total	2002 Stipulated Value	Sub-Total
2073-23-3-12-032	\$50,000		\$36,450	
2073-23-3-12-038	\$62,500		\$36,450	
2073-23-3-12-039	\$62,500		\$36,450	
2073-23-3-12-045	\$50,000		\$36,450	
2073-23-3-12-046	\$50,000		\$36,450	
2073-23-3-12-047	\$50,000		\$36,450	
2073-23-3-12-048	\$50,000		\$36,450	
2073-23-3-12-049	\$50,000		\$36,450	
2073-23-3-12-050	\$50,000		\$36,450	
2073-23-3-14-012	\$50,000		\$36,450	
2073-23-3-14-013	\$50,000		\$36,450	
2073-23-3-14-014	\$27,500		\$36,450	
2073-23-3-14-015	\$50,000		\$36,450	
2073-23-3-15-006	\$62,500		\$36,450	
2073-23-3-15-007	\$62,500		\$36,450	
2073-23-3-15-017	\$50,000		\$36,450	
2073-23-3-15-018	\$50,000	\$1,377,500	\$36,450	\$984,150
2073-23-3-16-001	\$53,750		\$36,450	
2073-23-3-16-002	\$53,750		\$36,450	
2073-23-3-16-004	\$43,000		\$36,450	
2073-23-3-16-005	\$43,000		\$36,450	
2073-23-3-16-006	\$43,000		\$36,450	
2073-23-3-16-007	\$43,000		\$36,450	
2073-23-3-16-008	\$43,000		\$36,450	
2073-23-3-16-009	\$43,000		\$36,450	
2073-23-3-16-010	\$43,000		\$36,450	
2073-23-3-16-011	\$43,000		\$36,450	
2073-23-3-16-012	\$43,000		\$36,450	
2073-23-3-16-013	\$43,000		\$36,450	
2073-23-3-16-015	\$43,000		\$36,450	
2073-23-3-16-018	\$43,000		\$36,450	
2073-23-3-16-019	\$43,000		\$36,450	
2073-23-3-16-020	\$43,000		\$36,450	
2073-23-3-16-021	\$43,000		\$36,450	
2073-23-3-16-023	\$43,000		\$36,450	
2073-23-3-16-024	\$53,750		\$36,450	
2073-23-3-16-026	\$53,750		\$36,450	
2073-23-3-17-001	\$43,000		\$36,450	
2073-23-3-17-002	\$43,000		\$36,450	
2073-23-3-17-003	\$43,000		\$36,450	
2073-23-3-17-004	\$43,000		\$36,450	
2073-23-3-17-005	\$43,000		\$36,450	
2073-23-3-17-006	\$43,000		\$36,450	

Schedule #	2002 Assessor's Value	Sub-Total	2002 Stipulated Value	Sub-Total
2073-23-3-17-007	\$43,000		\$36,450	
2073-23-3-17-008	\$43,000		\$36,450	
2073-23-3-17-010	\$50,000	\$1,297,000	\$36,450	\$1,057,050
2073-23-2-25-001	\$34,200		\$20,100	
2073-23-2-25-002	\$34,200		\$20,100	
2073-23-2-25-003	\$27,360		\$20,100	
2073-23-2-25-004	\$27,360		\$20,100	
2073-23-2-25-005	\$27,360		\$20,100	
2073-23-2-25-006	\$32,832		\$20,100	
2073-23-2-25-007	\$32,832		\$20,100	
2073-23-2-25-008	\$27,360		\$20,100	
2073-23-2-25-009	\$27,360		\$20,100	
2073-23-2-25-010	\$27,360		\$20,100	
2073-23-2-25-011	\$34,200		\$20,100	
2073-23-2-25-012	\$34,200		\$20,100	
2073-23-2-25-013	\$34,200		\$20,100	
2073-23-2-25-014	\$34,200		\$20,100	
2073-23-2-25-015	\$34,200		\$20,100	
2073-23-2-25-016	\$34,200		\$20,100	
2073-23-2-25-017	\$34,200		\$20,100	
2073-23-2-25-018	\$34,200		\$20,100	
2073-23-2-25-019	\$34,200		\$20,100	
2073-23-2-25-023	\$34,200		\$20,100	
2073-23-2-25-024	\$34,200		\$20,100	
2073-23-2-25-025	\$34,200		\$20,100	
2073-23-2-25-026	\$34,200		\$20,100	
2073-23-2-25-027	\$34,200		\$20,100	
2073-23-2-25-028	\$27,360		\$20,100	
2073-23-2-25-029	\$27,360		\$20,100	
2073-23-2-25-030	\$27,360		\$20,100	
2073-23-2-25-031	\$32,832		\$20,100	
2073-23-2-25-032	\$34,200		\$20,100	
2073-23-2-25-033	\$34,200		\$20,100	
2073-23-2-25-034	\$27,360		\$20,100	
2073-23-2-25-035	\$27,360		\$20,100	
2073-23-2-25-036	\$27,360		\$20,100	
2073-23-2-25-037	\$32,832		\$20,100	
2073-23-2-25-038	\$34,200		\$20,100	
2073-23-2-25-039	\$32,832		\$20,100	
2073-23-2-25-040	\$27,360		\$20,100	
2073-23-2-25-041	\$27,360		\$20,100	
2073-23-2-25-042	\$27,360		\$20,100	
2073-23-2-25-043	\$34,200		\$20,100	

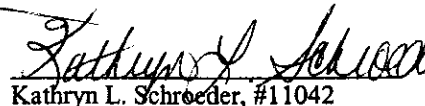
Schedule #	2002 Assessor's Value	Sub-Total	2002 Stipulated Value	Sub-Total
2073-23-2-25-044	\$34,200		\$20,100	
2073-23-2-25-045	\$34,200		\$20,100	
2073-23-2-25-046	\$32,832		\$20,100	
2073-23-2-25-047	\$27,360		\$20,100	
2073-23-2-25-048	\$27,360		\$20,100	
2073-23-2-25-049	\$27,360		\$20,100	
2073-23-2-25-050	\$34,200		\$20,100	
2073-23-2-25-051	\$34,200		\$20,100	
2073-23-2-25-052	\$34,200		\$20,100	
2073-23-2-25-053	\$34,200		\$20,100	
2073-23-2-25-054	\$34,200		\$20,100	
2073-23-2-25-055	\$34,200		\$20,100	
2073-23-2-25-056	\$34,200		\$20,100	
2073-23-2-25-057	\$33,300		\$20,100	
2073-23-2-25-058	\$34,200		\$20,100	
2073-23-2-25-059	\$32,832		\$20,100	
2073-23-2-25-060	\$27,360		\$20,100	
2073-23-2-25-061	\$27,360		\$20,100	
2073-23-2-25-062	\$26,640		\$20,100	
2073-23-2-25-063	\$34,200		\$20,100	
2073-23-2-25-064	\$32,832		\$20,100	
2073-23-2-25-065	\$27,360		\$20,100	
2073-23-2-25-066	\$27,360		\$20,100	
2073-23-2-25-067	\$27,360		\$20,100	
2073-23-2-25-068	\$34,200		\$20,100	
2073-23-2-25-069	\$34,200		\$20,100	
2073-23-2-25-070	\$34,200		\$20,100	
2073-23-2-25-071	\$34,200		\$20,100	
2073-23-2-25-072	\$34,200		\$20,100	
2073-23-2-25-073	\$34,200		\$20,100	
2073-23-2-25-074	\$34,200		\$20,100	
2073-23-2-25-075	\$34,200		\$20,100	
2073-23-2-25-076	\$27,360		\$20,100	
2073-23-2-25-077	\$27,360		\$20,100	
2073-23-2-25-078	\$27,360		\$20,100	
2073-23-2-25-079	\$32,832		\$20,100	
2073-23-2-25-080	\$34,200		\$20,100	
2073-23-2-25-081	\$34,200		\$20,100	
2073-23-2-25-082	\$34,200		\$20,100	
2073-23-2-25-083	\$34,200		\$20,100	
2073-23-2-25-084	\$34,200	\$2,571,588	\$20,100	\$1,628,100
		<u>\$8,868,538</u>		<u>\$4,046,640</u>

The Board concurs with the Stipulation.

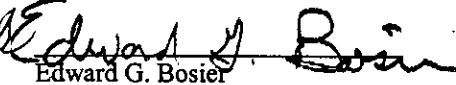
DATED this _____ day of _____ 2003.



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Docket # 40687