

<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>RYLAND GROUP, INC.,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Stevens &amp; Associates</p> <p>Address: 8005 S. Chester Street, Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p><b>Docket Number: 40691</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: 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:

Total                      \$781,809.00

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 2<sup>nd</sup> day of July, 2004.

This decision was put on the record

July 1, 2004

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

*Penny S. Lowerthal*  
Penny S. Lowerthal



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40691**

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**STIPULATION (As To Tax Year 2002 Actual Value)**

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**RYLAND GROUP INC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2002 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as vacant lots described as follows: See Schedule numbers below. RA 57-022 thru 57-042 & 57-398

A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

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

	2002 CBOE Value	Stipulated Value
1981-14-1-01-002	\$52,250	\$37,229
1981-14-1-01-003	\$52,250	\$37,229
1981-14-1-01-004	\$52,250	\$37,229
1981-14-1-01-005	\$52,250	\$37,229
1981-14-1-02-002	\$52,250	\$37,229
1981-14-1-02-003	\$52,250	\$37,229
1981-14-1-02-004	\$52,250	\$37,229
1981-14-1-03-003	\$52,250	\$37,229
1981-14-1-03-004	\$52,250	\$37,229
1981-14-1-03-005	\$52,250	\$37,229
1981-14-1-03-006	\$52,250	\$37,229
1981-14-2-02-001	\$52,250	\$37,229
1981-14-2-03-001	\$52,250	\$37,229
1981-14-2-03-002	\$52,250	\$37,229
1981-14-2-03-003	\$52,250	\$37,229

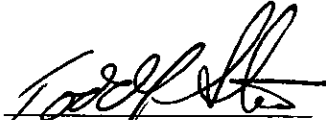
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1981-14-2-03-004	\$52,250	\$37,229
1981-14-2-03-005	\$52,250	\$37,229
1981-14-2-03-008	\$52,250	\$37,229
1981-14-2-03-009	\$52,250	\$37,229
1981-14-2-03-018	\$52,250	\$37,229
1981-14-2-04-006	\$59,356	\$37,229
	<u>\$1,104,356</u>	<u>\$781,809</u>


The valuation, as established above, shall be binding only with respect to the tax year 2002.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2004.



Todd Stevens  
Stevens & Associates  
8005 S. Chester St., Ste. 340  
Englewood, CO 80112



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

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