

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>INFINITY COMMUNITIES,</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., #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 40693</p>
<p>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.: 2073-24-4-21-001+43

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 13th day of November, 2003.

This decision was put on the record

November 12, 2003

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

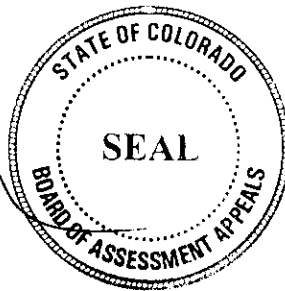
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A Baumbach

Debra A. Baumbach

Jackie J. Brown

Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBERS 40693**

STIPULATION (As To Tax Year 2002 Actual Value)

INFINITY COMMUNITIES,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 properties are classified as vacant land; RA #'s 57-207 thru 250; 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:

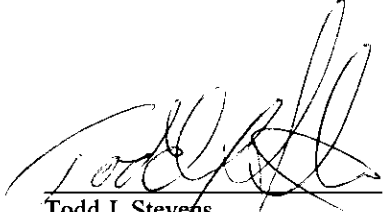
	2002	
	CBOE	STIPULATED
PARCEL #	VALUE	NEW 2002 VALUE
2073-24-4-21-001	69,230	55,200
2073-24-4-21-003	69,230	55,200
2073-24-4-21-004	69,230	55,200
2073-24-4-21-005	69,230	55,200
2073-24-4-21-006	94,514	55,200
2073-24-4-21-012	89,019	55,200
2073-24-4-22-001	75,250	55,200
2073-24-4-22-002	75,250	55,200
2073-24-4-22-003	75,250	55,200
2073-24-4-22-004	69,230	55,200

2073-24-4-22-005	69,230	55,200
2073-24-4-22-007	69,230	55,200
2073-24-4-22-009	69,230	55,200
2073-24-4-22-010	69,230	55,200
2073-24-4-22-011	69,230	55,200
2073-24-4-22-013	69,230	55,200
2073-24-4-22-015	69,230	55,200
2073-24-4-22-016	69,230	55,200
2073-24-4-24-005	94,513	55,200
2073-24-4-24-007	94,514	55,200
2073-24-4-24-009	60,200	55,200
2073-24-4-24-013	94,514	55,200
2073-24-4-24-014	94,514	55,200
2073-24-4-24-017	94,514	55,200
2073-24-4-24-018	94,514	55,200
2073-24-4-24-019	94,514	55,200
2073-24-4-24-020	94,514	55,200
2073-24-4-24-024	66,220	55,200
2073-24-4-24-027	66,220	55,200
2073-24-4-24-028	66,220	55,200
2073-24-4-24-034	66,220	55,200
2073-24-4-26-002	60,200	55,200
2073-24-4-26-003	60,200	55,200
2073-24-4-26-004	60,200	55,200
2073-24-4-26-005	60,200	55,200
2073-24-4-26-006	60,200	55,200
2073-24-4-26-007	60,200	55,200
2073-24-4-27-006	60,200	55,200
2073-24-4-27-010	89,870	NO CHANGE
2073-24-4-28-002	75,250	55,200
2073-24-4-28-003	75,250	55,200
2073-25-1-01-003	60,200	55,200
2073-25-1-01-004	60,200	55,200
2073-25-1-01-005	60,200	55,200
TOTAL		\$2,463,470

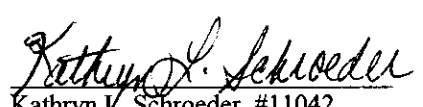
The valuation, as established above, shall be binding only with respect to the tax year 2002.

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

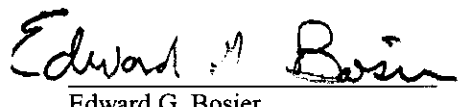
DATED this 3 day of November 2003.



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