

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RYLAND GROUP 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 Street, Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 40695</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.: 1977-19-1-24-072+25

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 7th day of May, 2004.

This decision was put on the record

May 6, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

Jackie J. Brown
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40695**

STIPULATION (As To Tax Year 2002 Actual Value)

RYLAND GROUP INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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 land described as follows: See County Schedule Numbers below. RA's 57-043 thru 068.

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:

Murphy Creek Filing #5

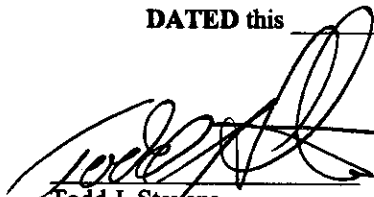
	2002 CBOE Value	2002 Stipulated Value
1977-19-1-24-072	\$60,192	\$36,200
1977-19-1-24-073	\$60,192	\$36,200
1977-19-1-24-074	\$60,192	\$36,200
1977-19-1-24-075	\$60,192	\$36,200
1977-19-1-24-076	\$60,192	\$36,200
1977-19-1-24-078	\$60,192	\$36,200
1977-19-1-24-079	\$60,192	\$36,200
1977-19-1-24-080	\$60,192	\$36,200
1977-19-1-24-081	\$60,192	\$36,200
1977-19-1-24-082	\$60,192	\$36,200
1977-19-4-05-001	\$60,192	\$36,200
1977-19-4-05-002	\$60,192	\$36,200

1977-19-4-05-003	\$60,192	\$36,200
1977-19-4-05-004	\$60,192	\$36,200
1977-19-4-05-005	\$60,192	\$36,200
1977-19-4-05-006	\$60,192	\$36,200
1977-19-4-05-007	\$60,192	\$36,200
1977-19-4-05-008	\$60,192	\$36,200
1977-19-4-05-009	\$60,192	\$36,200
1977-19-4-05-011	\$60,192	\$36,200
1977-19-4-05-012	\$60,192	\$36,200
1977-19-4-05-013	\$60,192	\$36,200
1977-19-4-05-014	\$60,192	\$36,200
1977-19-4-05-015	\$60,192	\$36,200
1977-19-4-05-016	\$60,192	\$36,200
1977-19-4-05-017	\$60,192	\$36,200
	<u>\$1,564,992</u>	<u>\$941,200</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.



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