

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>STAR PASS LLC,</b>  v.  Respondent:  <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	<b>Docket Number: 40697</b>
Attorney or Party Without Attorney for the Petitioner:  Name:                    Todd J. Stevens Stevens & Associates Address:                8005 S. Chester St., #340 Englewood, CO 80112 Phone Number:       (303) 347-1878	
<b>ORDER ON STIPULATION</b>	

**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.: 2073-25-1-04-001+102**  
  
                  **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 13<sup>th</sup> day of January, 2004.

This decision was put on the record

January 12, 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

*Jackie J. Brown*  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBERS 40697**

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

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**SADDLE ROCK EAST SUBDIVISION, AURORA COLORADO,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION**

Respondent.

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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 properties are classified as vacant land and described as RA's 448-577 thru 677. See Schedule numbers below.

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

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

PARCEL #	2002 VALUE	2002 SETTLED
2073-25-1-04-001	38,000	24,000
2073-25-1-04-002	38,000	24,000
2073-25-1-04-003	38,000	24,000
2073-25-1-04-004	38,000	24,000
2073-25-1-04-005	38,000	24,000
2073-25-1-04-006	38,000	24,000
2073-25-1-04-007	38,000	24,000
2073-25-1-04-008	38,000	24,000
2073-25-1-04-009	38,000	24,000
2073-25-1-04-010	38,000	24,000
2073-25-1-04-011	38,000	24,000
2073-25-1-04-012	38,000	24,000
2073-25-1-04-013	38,000	24,000
2073-25-1-04-014	38,000	24,000

	2002	2002
PARCEL #	VALUE	SETTLED
2073-25-1-04-015	38,000	24,000
2073-25-1-04-016	38,000	24,000
2073-25-1-04-017	38,000	24,000
2073-25-1-04-018	38,000	24,000
2073-25-1-05-001	38,000	24,000
2073-25-1-05-002	38,000	24,000
2073-25-1-05-003	38,000	24,000
2073-25-1-05-004	38,000	24,000
2073-25-1-05-005	38,000	24,000
2073-25-1-05-006	38,000	24,000
2073-25-1-05-007	38,000	24,000
2073-25-1-05-008	38,000	24,000
2073-25-1-05-009	38,000	24,000
2073-25-1-05-010	38,000	24,000
2073-25-1-05-011	38,000	24,000
2073-25-1-05-012	38,000	24,000
2073-25-1-05-013	38,000	24,000
2073-25-1-05-014	38,000	24,000
2073-25-1-05-015	38,000	24,000
2073-25-1-06-001	38,000	24,000
2073-25-1-06-002	38,000	24,000
2073-25-1-06-003	38,000	24,000
2073-25-1-06-004	38,000	24,000
2073-25-1-06-005	38,000	24,000
2073-25-1-06-006	38,000	24,000
2073-25-1-06-007	38,000	24,000
2073-25-1-06-008	38,000	24,000
2073-25-1-06-009	38,000	24,000
2073-25-1-06-010	38,000	24,000
2073-25-1-06-011	38,000	24,000
2073-25-1-06-012	38,000	24,000
2073-25-1-07-001	38,000	24,000
2073-25-1-07-002	38,000	24,000
2073-25-1-07-003	38,000	24,000
2073-25-1-07-004	38,000	24,000
2073-25-1-07-005	38,000	24,000
2073-25-1-07-006	38,000	24,000
2073-25-1-07-007	38,000	24,000
2073-25-1-07-008	38,000	24,000
2073-25-1-07-009	38,000	24,000
2073-25-1-07-010	38,000	24,000
2073-25-1-07-011	38,000	24,000
2073-25-1-07-012	38,000	24,000

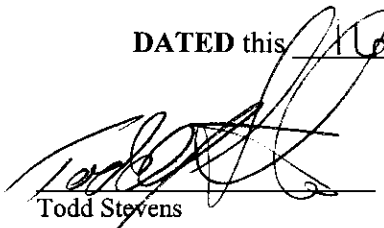
	2002	2002
PARCEL #	VALUE	SETTLED
2073-25-1-07-013	38,000	24,000
2073-25-1-08-001	38,000	24,000
2073-25-1-08-002	38,000	24,000
2073-25-1-08-003	38,000	24,000
2073-25-1-08-004	38,000	24,000
2073-25-1-08-005	38,000	24,000
2073-25-1-08-006	38,000	24,000
2073-25-1-08-007	38,000	24,000
2073-25-1-08-008	38,000	24,000
2073-25-1-08-010	38,000	24,000
2073-25-1-08-011	38,000	24,000
2073-25-1-08-012	38,000	24,000
2073-25-1-08-013	38,000	24,000
2073-25-1-08-014	38,000	24,000
2073-25-1-09-002	38,000	24,000
2073-25-1-09-003	38,000	24,000
2073-25-1-09-004	38,000	24,000
2073-25-1-09-005	38,000	24,000
2073-25-1-09-006	38,000	24,000
2073-25-1-09-007	38,000	24,000
2073-25-1-09-008	38,000	24,000
2073-25-1-09-009	38,000	24,000
2073-25-1-09-010	38,000	24,000
2073-25-1-09-011	38,000	24,000
2073-25-1-09-012	38,000	24,000
2073-25-1-09-013	37,000	24,000
2073-25-1-11-001	38,000	24,000
2073-25-1-11-002	38,000	24,000
2073-25-4-09-006	38,000	24,000
2073-25-4-09-007	38,000	24,000
2073-25-4-09-008	38,000	24,000
2073-25-4-09-009	38,000	24,000
2073-25-4-09-010	38,000	24,000
2073-25-4-09-011	38,000	24,000
2073-25-4-09-012	38,000	24,000
2073-25-4-09-013	38,000	24,000
2073-25-4-09-014	38,000	24,000
2073-25-4-09-015	38,000	24,000
2073-25-4-09-016	38,000	24,000
2073-25-4-09-017	38,000	24,000
2073-25-4-10-005	38,000	24,000
2073-25-4-10-006	38,000	24,000
2073-25-4-10-007	38,000	24,000

	2002	2002
PARCEL #	VALUE	SETTLED
2073-25-4-10-008	38,000	24,000
2073-25-4-10-009	38,000	24,000
2073-25-4-10-011	142,800	142,800
	4,017,800	2,590,800

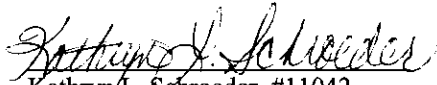
The valuation, as established above, shall be binding only with respect to the tax year 2002.

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 10 day of December 2003.



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