

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RICHMOND AMERICAN HOMES OF CO,</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: Ronald E. Hambrick Address: 9520 S Bellmore Lane Highlands Ranch, CO 80126 Phone Number: (303) 791-0100</p>	<p>Docket Number: 40790</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.: 2073-20-2-14-001+73

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 January, 2004.

This decision was put on the record

January 12, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

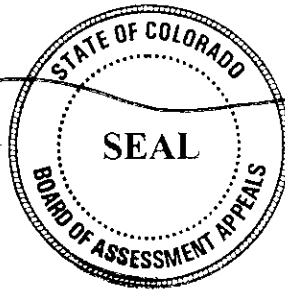
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown

Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBERS 40790**

STIPULATION (As To Tax Year 2002 Actual Value)

RICHMOND AMERICAN HOMES OF COLORADO, INC.,

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 98-454 thru 531. 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	SETTLED
		CBOE	2002
	PARCEL #	VALUE	VALUE
1	2073-20-2-14-001	\$ 62,900	\$ 50,300
2	2073-20-2-14-002	\$ 62,900	\$ 50,300
3	2073-20-2-14-003	\$ 62,900	\$ 50,300
4	2073-20-2-14-004	\$ 62,900	\$ 50,300
5	2073-20-2-14-005	\$ 62,900	\$ 50,300
6	2073-20-2-14-006	\$ 62,900	\$ 50,300
7	2073-20-2-14-007	\$ 62,900	\$ 50,300
8	2073-20-2-14-009	\$ 62,900	\$ 50,300
9	2073-20-2-14-010	\$ 62,900	\$ 50,300
10	2073-20-2-14-011	\$ 62,900	\$ 50,300
11	2073-20-2-14-012	\$ 62,900	\$ 50,300
12	2073-20-2-14-013	\$ 62,900	\$ 50,300
13	2073-20-2-14-014	\$ 62,900	\$ 50,300

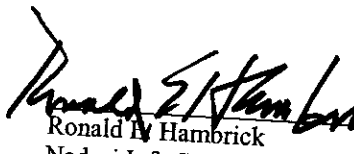
		2002	SETTLED
		CBOE	2002
14	2073-20-2-14-015	\$ 62,900	\$ 50,300
15	2073-20-2-14-016	\$ 62,900	\$ 300
16	2073-20-2-14-017	\$ 62,900	\$ 50,300
17	2073-20-2-14-019	\$ 62,900	\$ 50,300
18	2073-20-2-14-020	\$ 62,900	\$ 50,300
19	2073-20-2-14-021	\$ 62,900	\$ 50,300
20	2073-20-2-14-022	\$ 62,900	\$ 50,300
21	2073-20-2-14-023	\$ 62,900	\$ 50,300
22	2073-20-2-14-025	\$ 62,900	\$ 56,600
23	2073-20-2-14-026	\$ 62,900	\$ 56,600
24	2073-20-2-14-027	\$ 62,900	\$ 56,600
25	2073-20-2-14-028	\$ 62,900	\$ 56,600
26	2073-20-2-15-001	\$ 62,900	\$ 56,600
27	2073-20-2-15-002	\$ 62,900	\$ 56,600
28	2073-20-2-15-003	\$ 62,900	\$ 56,600
29	2073-20-2-15-004	\$ 62,900	\$ 56,600
30	2073-20-2-15-005	\$ 62,900	\$ 56,600
31	2073-20-2-15-006	\$ 62,900	\$ 56,600
32	2073-20-2-15-007	\$ 62,900	\$ 56,600
33	2073-20-2-15-008	\$ 62,900	\$ 56,600
34	2073-20-2-15-009	\$ 62,900	\$ 56,600
35	2073-20-2-15-010	\$ 62,900	\$ 56,600
36	2073-20-2-15-011	\$ 62,900	\$ 56,600
37	2073-20-2-15-012	\$ 72,335	\$ 56,600
38	2073-20-2-15-013	\$ 62,900	\$ 56,600
39	2073-20-2-15-014	\$ 62,900	\$ 56,600
40	2073-20-2-15-015	\$ 62,900	\$ 56,600
41	2073-20-2-15-016	\$ 62,900	\$ 56,600
42	2073-20-1-14-004	\$ 62,900	\$ 50,300
43	2073-20-1-14-003	\$ 62,900	\$ 50,300
44	2073-20-1-14-002	\$ 62,900	\$ 50,300
45	2073-17-4-17-001	\$ 62,900	\$ 50,300
46	2073-17-4-17-002	\$ 62,900	\$ 50,300
47	2073-17-4-17-003	\$ 62,900	\$ 50,300
48	2073-17-4-17-004	\$ 62,900	\$ 50,300
49	2073-17-4-17-005	\$ 62,900	\$ 50,300
50	2073-17-4-17-006	\$ 62,900	\$ 50,300
51	2073-17-4-17-007	\$ 62,900	\$ 50,300
52	2073-17-4-17-010	\$ 62,900	\$ 50,300
53	2073-20-1-15-009	\$ 62,900	\$ 50,300
54	2073-20-1-15-010	\$ 62,900	\$ 50,300
55	2073-20-1-15-011	\$ 62,900	\$ 50,300
56	2073-20-1-15-012	\$ 62,900	\$ 50,300

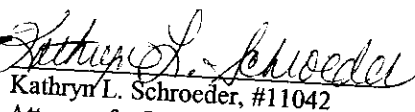
		2002	SETTLED
		CBOE	2002
57	2073-20-1-15-005	\$ 62,900	\$ 50,300
58	2073-20-1-15-006	\$ 62,900	\$ 50,300
59	2073-20-1-15-007	\$ 62,900	\$ 50,300
60	2073-20-1-16-001	\$ 62,900	\$ 50,300
61	2073-20-1-16-002	\$ 62,900	\$ 50,300
62	2073-20-1-16-003	\$ 62,900	\$ 50,300
63	2073-20-1-16-004	\$ 62,900	\$ 50,300
64	2073-20-1-16-005	\$ 62,900	\$ 50,300
65	2073-20-1-16-006	\$ 62,900	\$ 50,300
66	2073-20-1-16-007	\$ 62,900	\$ 50,300
67	2073-20-1-16-008	\$ 62,900	\$ 50,300
68	2073-20-1-16-009	\$ 62,900	\$ 50,300
69	2073-20-1-17-001	\$ 62,900	\$ 50,300
70	2073-20-1-17-002	\$ 62,900	\$ 50,300
71	2073-20-1-17-003	\$ 62,900	\$ 50,300
72	2073-20-1-17-004	\$ 62,900	\$ 50,300
73	2073-20-2-16-003	\$ 62,900	\$ 50,300
74	2073-20-2-16-002	\$ 62,900	\$ 50,300
75	2073-20-2-16-001	\$ 62,900	\$ 50,300
TOTALS		\$ 4,736,370	\$ 3,848,500

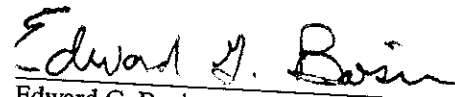
The valuation, as established above, shall be binding only with respect to the tax year 2002.

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 4th day of January 2004.


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Docket # 40790