

<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>ANTELOPE DEVELOPMENT,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</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, Colorado 80112</p> <p>Phone Number:    303-347-1878</p>	<p><b>Docket Number: 41225</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 - See Attached Stipulation**

**Category: Refund/Abatement      Property Type: Vacant Land**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Reference Attached Stipulation

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 29<sup>th</sup> day of June, 2004.

This decision was put on the record

June 28, 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

Marian F. Brennan

Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 41225**

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**STIPULATION (As To Tax Year 2001 Actual Value)**

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**ANTELOPE DEVELOPMENT,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2001 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 commercial and described as follows: See description below; 2001 Abmt

A brief narrative as to why the reduction was made: Analyzed market value and development status.

The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

**Antelope Hills Filing #1  
Antelope Development**

	2001 Value	Stipulated 2001 Value	Lot Size (Ac.)
1981-14-1-01-002	\$32,560	\$5,927	1.93
1981-14-1-01-003	\$32,560	\$6,265	2.04
1981-14-1-01-004	\$32,560	\$5,159	1.68
1981-14-1-01-005	\$32,560	\$4,207	1.37
1981-14-1-02-001	\$32,560	\$3,716	1.21
1981-14-1-02-002	\$32,560	\$4,238	1.38
1981-14-1-02-003	\$32,560	\$3,654	1.19
1981-14-1-02-004	\$32,560	\$3,317	1.08
1981-14-1-03-001	\$32,560	\$3,071	1.00
1981-14-1-03-002	\$32,560	\$3,071	1.00
1981-14-1-03-003	\$32,560	\$3,470	1.13
1981-14-1-03-004	\$32,560	\$3,225	1.05

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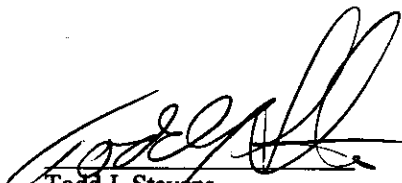
1981-14-1-03-005	\$32,560	\$3,317	1.08
1981-14-1-03-006	\$32,560	\$3,378	1.10
1981-14-1-03-007	\$32,560	\$3,501	1.14
1981-14-1-03-008	\$32,560	\$3,378	1.10
1981-14-1-03-009	\$32,560	\$4,299	1.40
1981-14-1-03-010	\$32,560	\$3,839	1.25
1981-14-1-03-011	\$32,560	\$3,255	1.06
1981-14-1-03-012	\$32,560	\$3,071	1.00
1981-14-1-04-001	\$32,560	\$3,132	1.02
1981-14-1-04-002	\$32,560	\$3,071	1.00
1981-14-1-04-003	\$32,560	\$3,071	1.00
1981-14-1-04-004	\$32,560	\$3,071	1.00
1981-14-1-05-001	\$32,560	\$6,326	2.06
1981-14-1-05-002	\$32,560	\$6,787	2.21
1981-14-1-06-001	\$32,560	\$3,470	1.13
1981-14-1-06-002	\$32,560	\$4,115	1.34
1981-14-2-01-001	\$20,350	\$4,207	1.37
1981-14-2-01-002	\$20,350	\$4,084	1.33
1981-14-2-01-003	\$20,350	\$4,453	1.45
1981-14-2-02-001	\$32,560	\$3,102	1.01
1981-14-2-03-001	\$32,560	\$3,194	1.04
1981-14-3-03-001	\$32,560	\$3,593	1.17
1981-14-3-03-002	\$32,560	\$3,163	1.03
1981-14-3-03-003	\$32,560	\$3,071	1.00
1981-14-4-01-001	\$32,560	\$4,023	1.31
1981-14-4-01-002	\$32,560	\$3,194	1.04
1981-14-4-01-003	\$32,560	\$3,194	1.04
1981-14-4-01-004	\$32,560	\$5,620	1.83
1981-14-4-02-001	\$32,560	\$5,190	1.69
1981-14-4-02-002	\$20,350	\$4,545	1.48
1981-14-4-02-003	\$20,350	\$4,514	1.47
1981-14-4-02-004	\$20,350	\$4,484	1.46
1981-14-4-02-005	\$32,560	\$4,637	1.51
1981-14-4-02-006	\$20,350	\$3,931	1.28
1981-14-4-02-007	\$20,350	\$4,514	1.47
1981-14-4-02-008	\$20,350	\$3,747	1.22
1981-14-4-02-009	\$20,350	\$3,869	1.26
1981-14-4-02-010	\$32,560	\$4,607	1.50
1981-14-4-02-011	\$32,560	\$5,405	1.76
1981-14-4-02-012	\$20,350	\$3,931	1.28
1981-14-4-02-013	\$32,560	\$4,791	1.56
1981-14-4-02-014	\$20,350	\$4,453	1.45
1981-14-4-02-015	\$32,560	\$4,607	1.50
1981-14-4-02-016	\$20,350	\$4,422	1.44
1981-14-4-02-017	\$20,350	\$4,453	1.45
1981-14-4-02-018	\$20,350	\$3,962	1.29
1981-14-4-02-019	\$20,350	\$3,992	1.30

1981-14-4-02-020	\$32,560	\$4,760	1.55
1981-14-4-02-021	\$32,560	\$5,251	1.71
1981-14-4-02-022	\$20,350	\$3,685	1.20
1981-14-4-03-001	\$32,560	\$3,102	1.01
1981-14-4-03-002	\$32,560	\$3,225	1.05
1981-14-4-03-003	\$32,560	\$3,102	1.01
1981-14-4-03-004	\$32,560	\$3,071	1.00
1981-14-4-03-005	\$32,560	\$3,102	1.01
1981-14-4-03-006	\$32,560	\$3,163	1.03
1981-14-4-03-007	\$32,560	\$3,163	1.03
1981-14-4-03-008	\$32,560	\$3,501	1.14
1981-14-4-03-009	\$32,560	\$3,931	1.28
1981-14-4-03-010	\$32,560	\$3,102	1.01
1981-14-4-03-011	\$32,560	\$3,102	1.01
1981-14-4-03-012	\$32,560	\$3,132	1.02
1981-14-4-03-013	\$32,560	\$3,501	1.14
1981-14-4-03-014	\$32,560	\$3,102	1.01
1981-14-4-03-015	\$32,560	\$3,102	1.01
1981-14-4-03-016	\$32,560	\$3,102	1.01
1981-14-4-03-017	\$32,560	\$3,132	1.02
1981-14-4-03-018	\$32,560	\$3,071	1.00
1981-14-4-03-019	\$32,560	\$3,071	1.00
1981-14-4-03-020	\$32,560	\$3,071	1.00
1981-14-4-03-021	\$32,560	\$3,071	1.00
1981-14-4-04-001	\$20,350	\$3,777	1.23
1981-14-4-04-002	\$20,350	\$3,808	1.24
1981-14-4-04-003	\$20,350	\$3,992	1.30
1981-14-4-04-004	\$20,350	\$4,330	1.41
1981-14-4-04-005	\$20,350	\$3,562	1.16
1981-14-4-04-006	\$20,350	\$4,330	1.41
1981-14-4-04-007	\$32,560	\$4,760	1.55
1981-14-4-04-008	\$32,560	\$4,668	1.52
1981-14-4-04-009	\$20,350	\$4,269	1.39
1981-14-4-04-010	\$20,350	\$3,747	1.22
	<u>\$2,722,830</u>	<u>\$361,211</u>	<u>117.62</u>

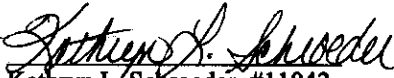
The valuation, as established above, shall be binding only with respect to the tax year 2001.

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

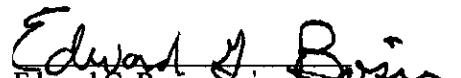
DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2004.



Todd J. 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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