

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: VILLAGE HOMES, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Todd J Stevens Stevens & Associates Inc Address: 640 Plaza Dr Suite 290 Littleton, CO 80129 Phone Number: 303-347-1878	Docket Number: 42235
ORDER ON STIPULATION	

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.: 2073-23-2-25-050+79
Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total Value: \$3,902,725

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.


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

DATED AND MAILED this 18th day of May 2005.

BOARD OF ASSESSMENT APPEALS


This decision was put on record

May 17, 2005

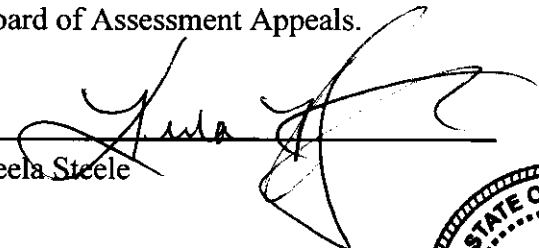


Karen E. Hart

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



Debra A. Baumbach



Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 42235**

STIPULATION (As To Tax Year 2003 Actual Value)

VILLAGE HOMES,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 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 and described as follows: See schedule numbers below; RA's 500-116 thru 197.

A brief narrative as to why the reduction was made: Analyzed market information.

The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

Village Homes Greenfield 2003

Parcel #	Filing #	2003 CBOE Value	Stipulated Land Value	Stipulated Imps. Value	Stipulated Total Value
2073-23-2-04-001	1	\$2,817,461	\$1,000,000	\$0	\$1,000,000
2073-23-2-20-001	3	\$441,000	\$441,000	\$0	\$441,000
2073-23-2-25-001	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-002	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-003	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-004	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-005	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-006	7	\$31,968	\$24,500	\$0	\$24,500
2073-23-2-25-007	7	\$31,968	\$24,500	\$0	\$24,500
2073-23-2-25-008	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-009	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-010	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-011	7	\$33,300	\$24,500	\$0	\$24,500

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ARAPAHOE COUNTY BOARD OF EQUALIZATION

2073-23-2-25-012	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-013	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-014	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-015	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-016	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-017	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-018	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-019	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-037	7	\$236,925	\$41,500	\$176,925	\$218,425
2073-23-2-25-039	7	\$70,804	\$41,500	\$10,804	\$52,304
2073-23-2-25-040	7	\$57,534	\$41,500	\$7,534	\$49,034
2073-23-2-25-041	7	\$57,606	\$41,500	\$7,606	\$49,106
2073-23-2-25-042	7	\$57,831	\$41,500	\$7,831	\$49,331
2073-23-2-25-043	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-044	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-045	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-046	7	\$31,968	\$24,500	\$0	\$24,500
2073-23-2-25-047	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-048	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-049	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-050	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-051	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-052	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-053	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-054	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-055	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-056	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-057	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-058	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-059	7	\$31,968	\$24,500	\$0	\$24,500
2073-23-2-25-060	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-061	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-062	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-063	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-064	7	\$31,986	\$24,500	\$0	\$24,500
2073-23-2-25-065	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-066	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-067	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-068	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-069	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-070	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-071	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-072	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-073	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-074	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-075	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-077	7	\$26,640	\$24,500	\$0	\$24,500

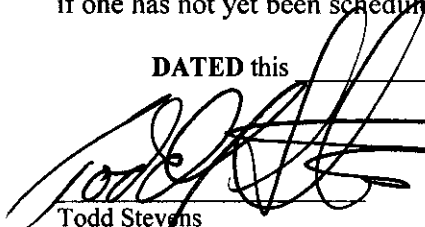
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 2073-23-2-25-075
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2073-23-2-25-078	7	\$26,640	\$24,500	\$0	\$24,500
2073-23-2-25-079	7	\$31,968	\$24,500	\$0	\$24,500
2073-23-2-25-080	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-081	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-082	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-083	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-25-084	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-2-26-018	7	\$33,300	\$24,500	\$0	\$24,500
2073-23-3-12-025	5	\$72,000	\$52,500	\$0	\$52,500
2073-23-3-12-026	5	\$72,000	\$52,500	\$0	\$52,500
2073-23-3-12-027	5	\$72,000	\$52,500	\$0	\$52,500
2073-23-3-12-038	5	\$127,500	\$52,500	\$0	\$52,500
2073-23-3-14-012	5	\$60,000	\$52,500	\$0	\$52,500
2073-23-3-15-006	5	\$127,500	\$52,500	\$0	\$52,500
2073-23-3-16-002	6	\$100,000	\$46,805	\$0	\$46,805
2073-23-3-16-005	6	\$112,500	\$46,805	\$0	\$46,805
2073-23-3-16-006	6	\$62,500	\$46,805	\$0	\$46,805
2073-23-3-16-018	6	\$75,000	\$46,805	\$0	\$46,805
2073-23-3-16-024	6	\$87,500	\$46,805	\$0	\$46,805
		\$6,617,767	\$3,692,025	\$210,700	\$3,902,725

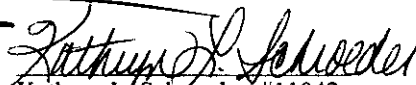
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 _____ 2005.



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