

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>ANTELOPE DEVELOPMENT,</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
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	<b>Docket Number: 42264</b>
<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.: 1981-14-2-03-021+87**  
**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:           \$2,084,130**  
(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 10th day of May 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

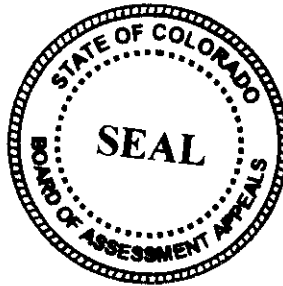
\_\_\_\_\_ May 9, 2005 \_\_\_\_\_

*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

*Keela Steele*  
Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 42264**

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**STIPULATION (As To Tax Year 2003 Actual Value)**

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**ANTELOPE DEVELOPMENT,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 500-021 thru 109.

A brief narrative as to why the reduction was made: Analyzed market value and subdivider's discount.

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

	2003 CBOE Value	2003 Stipulated Value	Acres
1981-14-1-02-001	\$50,875	\$36,000	
1981-14-1-03-001	\$50,875	\$36,000	
1981-14-1-03-002	\$50,875	\$36,000	
1981-14-1-03-007	\$50,875	\$36,000	
1981-14-1-03-008	\$50,875	\$36,000	
1981-14-1-03-010	\$50,875	\$36,000	
1981-14-1-03-011	\$50,875	\$3,255	1.06
1981-14-1-03-012	\$50,875	\$3,071	1.00
1981-14-1-04-001	\$50,875	\$36,000	
1981-14-1-04-002	\$50,875	\$36,000	
1981-14-1-04-003	\$50,875	\$36,000	
1981-14-1-04-004	\$50,875	\$36,000	
1981-14-1-05-001	\$65,120	\$6,326	2.06
1981-14-1-05-002	\$65,120	\$6,787	2.21
1981-14-1-06-001	\$50,875	\$3,470	1.13
1981-14-1-06-002	\$50,875	\$4,115	1.34

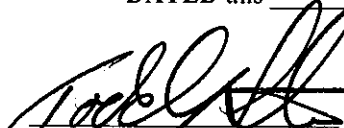
1981-14-2-01-001	\$40,700	\$36,000	
1981-14-2-01-015	\$40,700	\$36,000	
1981-14-2-01-017	\$40,700	\$36,000	
1981-14-2-03-021	\$50,875	\$36,000	
1981-14-2-03-024	\$50,875	\$36,000	
1981-14-2-07-001	\$40,700	\$36,000	
1981-14-3-03-001	\$50,875	\$36,000	
1981-14-3-03-002	\$50,875	\$36,000	
1981-14-3-03-003	\$50,875	\$36,000	
1981-14-3-04-004	\$40,700	\$36,000	
1981-14-3-04-019	\$65,120	\$36,000	
1981-14-3-04-020	\$40,700	\$36,000	
1981-14-3-04-021	\$40,700	\$36,000	
1981-14-3-06-001	\$40,700	\$36,000	
1981-14-3-06-002	\$40,700	\$36,000	
1981-14-3-06-003	\$40,700	\$36,000	
1981-14-3-06-004	\$40,700	\$36,000	
1981-14-3-07-001	\$40,700	\$36,000	
1981-14-4-01-001	\$50,875	\$4,023	1.31
1981-14-4-01-002	\$50,875	\$3,194	1.04
1981-14-4-01-003	\$50,875	\$3,194	1.04
1981-14-4-01-004	\$65,120	\$5,620	1.83
1981-14-4-02-001	\$65,120	\$5,190	1.69
1981-14-4-02-002	\$40,700	\$4,545	1.48
1981-14-4-02-003	\$40,700	\$4,514	1.47
1981-14-4-02-004	\$40,700	\$4,484	1.46
1981-14-4-02-005	\$65,120	\$4,637	1.51
1981-14-4-02-006	\$40,700	\$3,931	1.28
1981-14-4-02-007	\$40,700	\$4,514	1.47
1981-14-4-02-008	\$40,700	\$3,747	1.22
1981-14-4-02-009	\$40,700	\$3,869	1.26
1981-14-4-02-010	\$65,120	\$4,607	1.50
1981-14-4-02-011	\$65,120	\$5,405	1.76
1981-14-4-02-012	\$40,700	\$3,931	1.28
1981-14-4-02-013	\$65,120	\$4,791	1.56
1981-14-4-02-014	\$40,700	\$4,453	1.45
1981-14-4-02-015	\$65,120	\$4,607	1.50
1981-14-4-02-016	\$40,700	\$4,422	1.44
1981-14-4-02-017	\$40,700	\$36,000	
1981-14-4-02-018	\$40,700	\$36,000	
1981-14-4-02-019	\$40,700	\$36,000	
1981-14-4-02-020	\$65,120	\$36,000	
1981-14-4-02-021	\$65,120	\$36,000	
1981-14-4-02-022	\$40,700	\$36,000	
1981-14-4-03-001	\$50,875	\$3,102	1.01
1981-14-4-03-002	\$50,875	\$3,225	1.05
1981-14-4-03-003	\$50,875	\$3,102	1.01


1981-14-4-03-004	\$50,875	\$3,071	1.00
1981-14-4-03-005	\$50,875	\$3,102	1.01
1981-14-4-03-006	\$50,875	\$3,163	1.03
1981-14-4-03-007	\$50,875	\$3,163	1.03
1981-14-4-03-008	\$50,875	\$3,501	1.14
1981-14-4-03-009	\$50,875	\$36,000	
1981-14-4-03-010	\$50,875	\$36,000	
1981-14-4-03-011	\$50,875	\$36,000	
1981-14-4-03-013	\$50,875	\$36,000	
1981-14-4-03-014	\$50,875	\$36,000	
1981-14-4-03-015	\$50,875	\$36,000	
1981-14-4-03-016	\$50,875	\$36,000	
1981-14-4-03-017	\$50,875	\$36,000	
1981-14-4-03-018	\$50,875	\$36,000	
1981-14-4-03-019	\$50,875	\$36,000	
1981-14-4-03-020	\$50,875	\$36,000	
1981-14-4-03-021	\$50,875	\$36,000	
1981-14-4-04-001	\$40,700	\$36,000	
1981-14-4-04-002	\$40,700	\$36,000	
1981-14-4-04-003	\$40,700	\$36,000	
1981-14-4-04-004	\$40,700	\$36,000	
1981-14-4-04-006	\$40,700	\$36,000	
1981-14-4-04-007	\$65,120	\$36,000	
1981-14-4-04-009	\$40,700	\$36,000	
1981-14-4-04-010	\$40,700	\$36,000	
<b>Totals</b>	<b>\$4,326,410</b>	<b>\$2,084,130</b>	


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 on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2005.

  
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