

ORDER ON STIPULATION	
BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Petitioner: VILLAGE HOMES, Respondent: EAGLE COUNTY BOARD OF EQUALIZATION.
Docket Number: 45263	

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.: R050241+48
 Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:
 Total Value: \$2,450,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

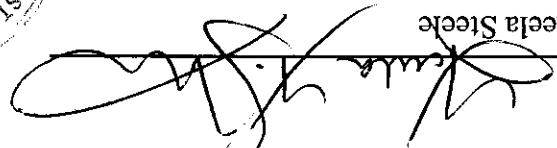
The Eagle County Assessor is directed to change his/her records accordingly.

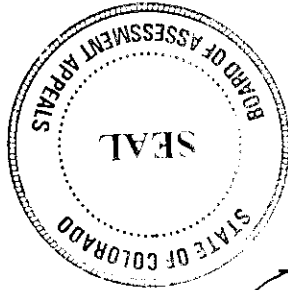
DATED AND MAILED this 9th day of August 2006.

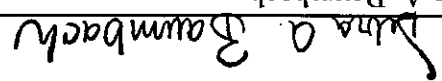
BOARD OF ASSESSMENT APPEALS

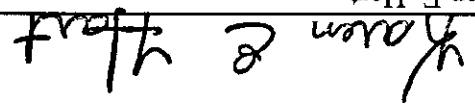
This decision was put on record
August 8, 2006

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


Keela Steele




Debra A. Baumbach


Karen E. Hart

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as vacant residential land.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2005 actual values of the subject properties, as shown on Attachment C.

STIPULATION	
<p>Respondent:</p> <p>Bryan R. Treu, No. 29577 Eagle County Attorneys' Office P.O. Box 850 Eagle, Colorado 81631 970.328.8685 Fax: 970.328.8699</p> <hr/> <p>Petitioner:</p> <p>STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, CO 80203</p> <hr/> <p>VILLAGE HOMES</p> <p>V.</p> <hr/> <p>EAGLE COUNTY BOARD OF EQUALIZATION</p> <hr/> <p>Bryan R. Treu, No. 29577 Eagle County Attorneys' Office P.O. Box 850 Eagle, Colorado 81631 970.328.8685 Fax: 970.328.8699</p>	<p>Docket No. 45263</p> <p>Schedule No(s): R050241+48</p> <p style="text-align: center;">2006 AUG -7 AM 8:04</p>
COURT USE ONLY	

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2005.

7. Brief narrative as to why the reduction was made:

Subdivider discount procedure was reviewed resulting in a change of absorption period. Value was agreed upon by petitioner and Assessor's representative.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 21, 2006 at 1:00 p.m. be vacated.

DATED this 31 day of July, 2006.

EAGLE COUNTY ATTORNEYS' OFFICE

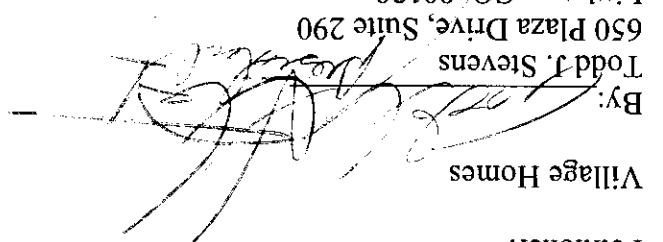
By: 

Bryan R. Treu
Attorney for Board of Equalization

Petitioner:

Village Homes

By:



Todd J. Stevens

650 Plaza Drive, Suite 290

Littleton, CO 80129

Agent:

Stevens & Associates Cost Reduction Specialists, Inc.

ATTACHMENT A
 Actual Value as assigned by the Assessor
 Docket Number: 45263

Schedule Number	Land Value	Improvement Value	Total Actual Value
R050241	\$61,210	-0-	\$61,210
R050242	\$61,210	-0-	\$61,210
R050243	\$61,210	-0-	\$61,210
R050244	\$61,210	-0-	\$61,210
R050245	\$61,210	-0-	\$61,210
R050247	\$61,210	-0-	\$61,210
R050248	\$61,210	-0-	\$61,210
R050202	\$61,210	-0-	\$61,210
R050201	\$61,210	-0-	\$61,210
R050202	\$61,210	-0-	\$61,210
R050199	\$61,210	-0-	\$61,210
R050198	\$61,210	-0-	\$61,210
R050197	\$61,210	-0-	\$61,210
R050196	\$61,210	-0-	\$61,210
R050195	\$61,210	-0-	\$61,210
R050194	\$61,210	-0-	\$61,210
R054728	\$61,210	-0-	\$61,210
R054732	\$61,210	-0-	\$61,210
R054733	\$61,210	-0-	\$61,210
R054736	\$61,210	-0-	\$61,210
R054737	\$61,210	-0-	\$61,210
R054714	\$61,210	-0-	\$61,210
R054715	\$61,210	-0-	\$61,210
R054716	\$61,210	-0-	\$61,210
R054718	\$61,210	-0-	\$61,210
R054718	\$61,210	-0-	\$61,210
R054768	\$61,210	-0-	\$61,210
R054730	\$61,210	-0-	\$61,210
R054727	\$61,210	-0-	\$61,210
R054731	\$61,210	-0-	\$61,210
R054734	\$61,210	-0-	\$61,210
R054735	\$61,210	-0-	\$61,210
R054738	\$61,210	-0-	\$61,210
R054747	\$61,210	-0-	\$61,210
R054742	\$61,210	-0-	\$61,210
R054755	\$61,210	-0-	\$61,210
R054754	\$61,210	-0-	\$61,210
R054753	\$61,210	-0-	\$61,210

ATTACHMENT B
Actual Values as assigned by the County
Board of Equalization
after a timely appeal
Docket Number: 45263

Schedule Number	Land Value	Improvement Value	Total Value
R050241	\$61,210	-0-	\$61,210
R050242	\$61,210	-0-	\$61,210
R050243	\$61,210	-0-	\$61,210
R050244	\$61,210	-0-	\$61,210
R050245	\$61,210	-0-	\$61,210
R050247	\$61,210	-0-	\$61,210
R050248	\$61,210	-0-	\$61,210
R050202	\$61,210	-0-	\$61,210
R050201	\$61,210	-0-	\$61,210
R050202	\$61,210	-0-	\$61,210
R050202	\$61,210	-0-	\$61,210
R050199	\$61,210	-0-	\$61,210
R050198	\$61,210	-0-	\$61,210
R050197	\$61,210	-0-	\$61,210
R050196	\$61,210	-0-	\$61,210
R050195	\$61,210	-0-	\$61,210
R050194	\$61,210	-0-	\$61,210
R054728	\$61,210	-0-	\$61,210
R054732	\$61,210	-0-	\$61,210
R054733	\$61,210	-0-	\$61,210
R054736	\$61,210	-0-	\$61,210
R054737	\$61,210	-0-	\$61,210
R054714	\$61,210	-0-	\$61,210
R054715	\$61,210	-0-	\$61,210
R054716	\$61,210	-0-	\$61,210
R054718	\$61,210	-0-	\$61,210
R054768	\$61,210	-0-	\$61,210
R054730	\$61,210	-0-	\$61,210
R054727	\$61,210	-0-	\$61,210
R054731	\$61,210	-0-	\$61,210
R054734	\$61,210	-0-	\$61,210
R054735	\$61,210	-0-	\$61,210
R054738	\$61,210	-0-	\$61,210
R054747	\$61,210	-0-	\$61,210
R054742	\$61,210	-0-	\$61,210
R054755	\$61,210	-0-	\$61,210

R054754	\$61,210	-0-	\$61,210
R054753	\$61,210	-0-	\$61,210
R054752	\$61,210	-0-	\$61,210
R054751	\$61,210	-0-	\$61,210
R054750	\$61,210	-0-	\$61,210
R054767	\$61,210	-0-	\$61,210
R054766	\$61,210	-0-	\$61,210
R054765	\$61,210	-0-	\$61,210
R054764	\$61,210	-0-	\$61,210
R054763	\$61,210	-0-	\$61,210
R054762	\$61,210	-0-	\$61,210
R054761	\$61,210	-0-	\$61,210
R054760	\$61,210	-0-	\$61,210
R054759	\$61,210	-0-	\$61,210

ATTACHMENT C
 Actual Value as agreed to by all Parties
 Docket Number 45263

Schedule Number	Land Value	Improvement Total Value	Actual Value
R050241	\$50,000	-0-	\$50,000
R050242	\$50,000	-0-	\$50,000
R050243	\$50,000	-0-	\$50,000
R050244	\$50,000	-0-	\$50,000
R050245	\$50,000	-0-	\$50,000
R050247	\$50,000	-0-	\$50,000
R050248	\$50,000	-0-	\$50,000
R050202	\$50,000	-0-	\$50,000
R050201	\$50,000	-0-	\$50,000
R050202	\$50,000	-0-	\$50,000
R050199	\$50,000	-0-	\$50,000
R050198	\$50,000	-0-	\$50,000
R050197	\$50,000	-0-	\$50,000
R050196	\$50,000	-0-	\$50,000
R050195	\$50,000	-0-	\$50,000
R050194	\$50,000	-0-	\$50,000
R054728	\$50,000	-0-	\$50,000
R054732	\$50,000	-0-	\$50,000
R054733	\$50,000	-0-	\$50,000
R054736	\$50,000	-0-	\$50,000
R054737	\$50,000	-0-	\$50,000
R054714	\$50,000	-0-	\$50,000
R054715	\$50,000	-0-	\$50,000
R054716	\$50,000	-0-	\$50,000
R054718	\$50,000	-0-	\$50,000
R054768	\$50,000	-0-	\$50,000
R054730	\$50,000	-0-	\$50,000
R054727	\$50,000	-0-	\$50,000
R054731	\$50,000	-0-	\$50,000
R054734	\$50,000	-0-	\$50,000
R054735	\$50,000	-0-	\$50,000
R054738	\$50,000	-0-	\$50,000
R054747	\$50,000	-0-	\$50,000
R054742	\$50,000	-0-	\$50,000
R054755	\$50,000	-0-	\$50,000
R054754	\$50,000	-0-	\$50,000
R054753	\$50,000	-0-	\$50,000

R054752	\$50,000	-0-	\$50,000
R054751	\$50,000	-0-	\$50,000
R054750	\$50,000	-0-	\$50,000
R054767	\$50,000	-0-	\$50,000
R054766	\$50,000	-0-	\$50,000
R054765	\$50,000	-0-	\$50,000
R054764	\$50,000	-0-	\$50,000
R054763	\$50,000	-0-	\$50,000
R054762	\$50,000	-0-	\$50,000
R054761	\$50,000	-0-	\$50,000
R054760	\$50,000	-0-	\$50,000
R054759	\$50,000	-0-	\$50,000