

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47080
Petitioner: VILLAGE HOMES OF COLORADO INC., v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
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.: 2071-28-2-11-001+72

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$730,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2006 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 29th day of July 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 25, 2008

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

Toni Rigirozzi
Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 47080

STIPULATION (As To Tax Year 2006 (Actual Value))

VILLAGE HOMES OF COLORADO INC.

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

2008 JUL 25 PM 2:08

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2006 valuation of the subject properties and jointly moves 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: Southshore Community, County Schedule Number See Attachment.

A brief narrative as to why the reduction was made: Analyzed Market Information and Applied Developers Discount.

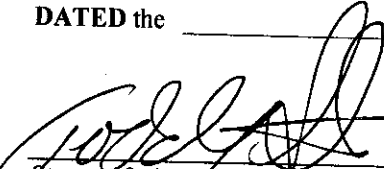
The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

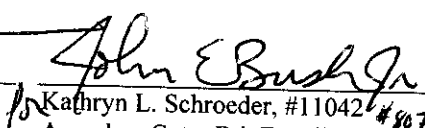
ORIGINAL VALUE		NEW VALUE (2006)	
Land	\$1,484,800.00	Land	\$730,000.00
Improvements	\$0.00	Improvements	\$0.00
Personal	\$0.00	Personal	\$0.00
Total	<u>\$1,484,800.00</u>	Total	<u>\$730,000.00</u>

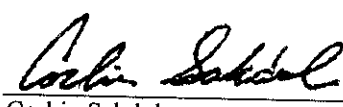
The valuation, as established above, shall be binding only with respect to the tax year 2006.

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 the 15 day of July 2008.


Stevens & Associates / Inc.
% Todd J. Stevens
640 Plaza Dr., Suite 290
Littleton, CO 80129


Kathryn L. Schroeder, #11042 #8076
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80166-0001


Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80166-0001

ATTACHMENT

PPI	2006 CBOE Value	2006 Stipulated Value
2071-28-1-01-006	\$23,200	\$10,000
2071-28-1-01-007	\$23,200	\$10,000
2071-28-2-10-011	\$23,200	\$10,000
2071-28-2-10-012	\$23,200	\$10,000
2071-28-2-10-013	\$23,200	\$10,000
2071-28-2-10-014	\$23,200	\$10,000
2071-28-2-10-015	\$23,200	\$10,000
2071-28-2-10-016	\$23,200	\$10,000
2071-28-2-10-017	\$23,200	\$10,000
2071-28-2-10-018	\$23,200	\$10,000
2071-28-2-10-019	\$23,200	\$10,000
2071-28-2-10-020	\$23,200	\$10,000
2071-28-2-10-021	\$23,200	\$10,000
2071-28-2-10-022	\$23,200	\$10,000
2071-28-2-10-023	\$23,200	\$10,000
2071-28-2-10-024	\$23,200	\$10,000
2071-28-2-10-025	\$23,200	\$10,000
2071-28-2-10-026	\$23,200	\$10,000
2071-28-2-10-027	\$23,200	\$10,000
2071-28-2-11-001	\$17,400	\$10,000
2071-28-2-11-002	\$17,400	\$10,000
2071-28-2-11-003	\$17,400	\$10,000
2071-28-2-11-004	\$17,400	\$10,000
2071-28-2-11-005	\$17,400	\$10,000
2071-28-2-11-006	\$17,400	\$10,000
2071-28-2-11-007	\$17,400	\$10,000
2071-28-2-11-008	\$17,400	\$10,000
2071-28-2-11-009	\$17,400	\$10,000
2071-28-2-11-010	\$17,400	\$10,000
2071-28-2-11-011	\$17,400	\$10,000
2071-28-2-11-012	\$17,400	\$10,000
2071-28-2-11-013	\$17,400	\$10,000
2071-28-2-11-014	\$17,400	\$10,000
2071-28-2-11-015	\$17,400	\$10,000
2071-28-2-12-001	\$17,400	\$10,000
2071-28-2-12-002	\$17,400	\$10,000
2071-28-2-12-003	\$17,400	\$10,000
2071-28-2-12-004	\$17,400	\$10,000
2071-28-2-12-005	\$17,400	\$10,000
2071-28-2-12-006	\$17,400	\$10,000
2071-28-2-12-007	\$17,400	\$10,000

ATTACHMENT

2071-28-2-12-008	\$17,400	\$10,000
2071-28-2-12-009	\$17,400	\$10,000
2071-28-2-12-010	\$17,400	\$10,000
2071-28-2-12-011	\$17,400	\$10,000
2071-28-2-12-012	\$17,400	\$10,000
2071-28-2-12-013	\$17,400	\$10,000
2071-28-2-12-014	\$17,400	\$10,000
2071-28-2-12-015	\$17,400	\$10,000
2071-28-2-12-016	\$17,400	\$10,000
2071-28-2-12-017	\$17,400	\$10,000
2071-28-2-16-015	\$23,200	\$10,000
2071-28-2-16-016	\$23,200	\$10,000
2071-28-2-16-017	\$23,200	\$10,000
2071-28-2-16-018	\$23,200	\$10,000
2071-28-2-16-019	\$23,200	\$10,000
2071-28-2-16-020	\$23,200	\$10,000
2071-28-2-16-021	\$23,200	\$10,000
2071-28-2-16-022	\$23,200	\$10,000
2071-28-2-16-023	\$23,200	\$10,000
2071-28-2-17-006	\$23,200	\$10,000
2071-28-2-17-007	\$23,200	\$10,000
2071-28-2-17-008	\$23,200	\$10,000
2071-28-2-17-009	\$23,200	\$10,000
2071-28-2-17-010	\$23,200	\$10,000
2071-28-2-17-011	\$23,200	\$10,000
2071-28-2-17-012	\$23,200	\$10,000
2071-28-2-17-013	\$23,200	\$10,000
2071-28-2-17-014	\$23,200	\$10,000
2071-28-3-01-001	\$17,400	\$10,000
2071-28-3-01-002	\$17,400	\$10,000
2071-28-3-01-003	\$17,400	\$10,000
2071-28-3-01-004	\$17,400	\$10,000
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	\$1,484,800	\$730,000