

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48663</b>
Petitioner: <b>CAPITAL PACIFIC HOMES INC.,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</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.: 2071-299-3-18-001+39**

**Category: Valuation      Property Type: Vacant Land**

2. Petitioner is protesting the 2007 actual value of the subject property.

3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

**Total Value:            \$1,254,750**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 December 2009.

**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.

Melissa Nord

*Debra A. Baumbach*

Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 48663**

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**STIPULATION (As To Tax Year 2007 Actual Value)**

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**CAPITAL PACIFIC HOMES INC.**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2007 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 COMMERCIAL and described as follows: Tallyns Reach, County Schedule Number 2071-29-3-18-001+39.

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

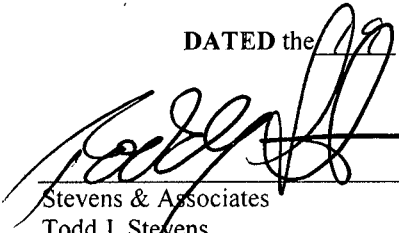
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

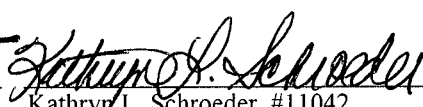
**SEE ATTACHED**

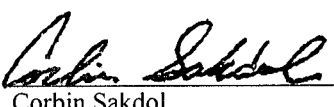
The valuation, as established above, shall be binding only with respect to the tax year 2007.

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 19 day of October 2009.

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

  
Kathryn L. Schroeder, #11042  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303)795-4639

  
Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303)795-4600

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**CAPITAL PACIFIC HOMES INC. Docket No. 48663**

**Original Value**

**New Value**

2071-29-3-18-001

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

2071-29-3-18-002

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

2071-29-3-18-005

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

2071-29-3-18-006

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

2071-29-3-18-007

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

2071-30-4-29-004

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

2071-30-4-29-008

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

2071-30-4-29-009

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

2071-30-4-30-003

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

2071-30-4-30-004

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

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Total \$41,250

Total \$30,250

2071-31-1-07-017

Land \$41,250

Land \$30,250

Improvements \$0

Improvements \$0

Total \$41,250

Total \$30,250

2071-31-1-07-020

Land \$41,250

Land \$30,250

Improvements \$0

Improvements \$0

Total \$41,250

Total \$30,250

2071-31-1-07-021

Land \$41,250

Land \$30,250

Improvements \$0

Improvements \$0

Total \$41,250

Total \$30,250

2071-31-1-07-022

Land \$41,250

Land \$30,250

Improvements \$0

Improvements \$0

Total \$41,250

Total \$30,250

2071-31-1-07-023

Land \$41,250

Land \$30,250

Improvements \$0

Improvements \$0

Total \$41,250

Total \$30,250

2071-31-1-07-024

Land \$41,250

Land \$30,250

Improvements \$0

Improvements \$0

Total \$41,250

Total \$30,250

2071-31-1-08-013

Land \$41,250

Land \$30,250

Improvements \$0

Improvements \$0

Total \$41,250

Total \$30,250

2071-31-1-08-014

Land \$41,250

Land \$30,250

Improvements \$0

Improvements \$0

Total \$41,250

Total \$30,250

2071-31-1-08-015

Land \$41,250

Land \$30,250

Improvements \$0

Improvements \$0

Total \$41,250

Total \$30,250

2071-31-1-08-016

Land \$41,250

Land \$30,250

Improvements \$0

Improvements \$0

Total \$41,250

Total \$30,250

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2071-31-1-08-017  
Land \$41,250  
Improvements \$0  

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Total \$41,250

Land \$30,250  
Improvements \$0  

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Total \$30,250

2071-31-1-08-018  
Land \$41,250  
Improvements \$0  

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Total \$41,250

Land \$30,250  
Improvements \$0  

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Total \$30,250

2071-31-1-08-019  
Land \$41,250  
Improvements \$0  

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Total \$41,250

Land \$30,250  
Improvements \$0  

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Total \$30,250

2071-31-1-08-020  
Land \$41,250  
Improvements \$0  

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Total \$41,250

Land \$30,250  
Improvements \$0  

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Total \$30,250

2071-31-1-08-021  
Land \$41,250  
Improvements \$0  

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Total \$41,250

Land \$30,250  
Improvements \$0  

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Total \$30,250

2071-31-1-08-022  
Land \$41,250  
Improvements \$0  

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Total \$41,250

Land \$30,250  
Improvements \$0  

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Total \$30,250

2071-31-1-08-023  
Land \$41,250  
Improvements \$0  

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Total \$41,250

Land \$30,250  
Improvements \$0  

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Total \$30,250

2071-31-1-08-024  
Land \$41,250  
Improvements \$0  

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Total \$41,250

Land \$30,250  
Improvements \$0  

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Total \$30,250

2071-31-1-08-025  
Land \$41,250  
Improvements \$0  

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Total \$41,250

Land \$30,250  
Improvements \$0  

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Total \$30,250

2071-31-1-08-026  
Land \$41,250  
Improvements \$0  

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Total \$41,250

Land \$30,250  
Improvements \$0  

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Total \$30,250

2071-31-1-08-027  
Land \$41,250

Land \$30,250

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Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

2071-31-1-08-028

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

2071-31-1-08-029

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

2071-31-1-08-030

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

2071-31-1-08-031

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

2071-31-1-08-033

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

2071-31-1-08-034

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

2071-31-1-08-035

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

2071-31-1-08-037

Land	\$41,250
Improvements	\$0
<u>Total</u>	<u>\$41,250</u>

2071-32-2-06-001

Land	\$103,125
Improvements	\$0
<u>Total</u>	<u>\$103,125</u>

Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

Land	\$30,250
Improvements	\$0
<u>Total</u>	<u>\$30,250</u>

Land	\$75,000
Improvements	\$0
<u>Total</u>	<u>\$75,000</u>

<b>Original Value Total</b>	
	<b>\$1,711,875</b>

<b>New Value Total</b>	
<b>(2007)</b>	<b>\$1,254,750</b>

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STATE OF ALABAMA

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