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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203 | <b>Docket Number: 48667</b> |
| Petitioner:<br><b>UDF TX ONE LP,</b><br><br>v.<br><br>Respondent:<br><b>ADAMS 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.: R0172887+13**

**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:            \$126,018**

(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 Adams County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 8th day of April 2009.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

April 8, 2009

*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 Rigiroszi*

Toni Rigiroszi



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|---|--|
| <b>BOARD OF ASSESSMENT APPEALS,</b><br><b>State of Colorado</b><br>1313 Sherman Street, Room 315<br>Denver, CO 80203  | <div style="text-align: right;">           STATE OF COLORADO<br/>           BOARD OF ASSESSMENT APPEALS<br/>           2009 APR -6 AM 7:37         </div> <div style="text-align: center; margin-top: 20px;"> <b>▲ COURT USE ONLY ▲</b> </div> <hr style="width: 20%; margin: 10px auto;"/> Docket Number: 48667<br>Multiple County Schedule<br>Numbers: (As set forth in the<br>Attachment A) |
| <b>Petitioner:</b><br>UDF TX ONE LP,<br><br><b>Respondent:</b><br>ADAMS COUNTY BOARD OF<br>EQUALIZATION.  |  |
| HAL B. WARREN, #13515<br>ADAMS COUNTY ATTORNEY<br>Jennifer Wascak, #29457<br>Deputy County Attorney<br>450 South 4 <sup>th</sup> Avenue<br>Brighton, CO 80601<br>Telephone: 303-654-6116<br>Fax: 303-654-6114 |  |
| <b>STIPULATION (As to Tax Year 2007 Actual Value)</b>   |  |

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

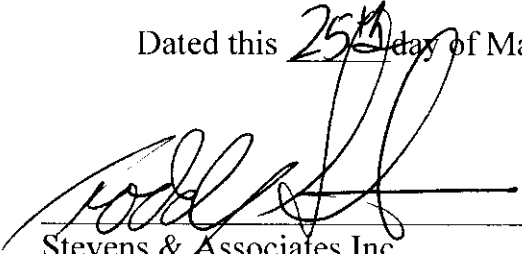
1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2007.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2007 actual values of the subject properties, as shown on Attachment A.

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2007.

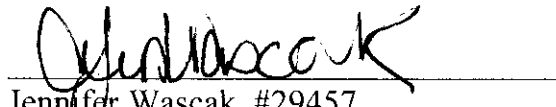
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 7, 2009 at 8:30 a.m. be vacated.

Dated this ~~25<sup>th</sup>~~ day of March, 2009.



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Docket Number: 48667

**Heritage Todd Creek****Attachment A**

Docket 48667

| <b>County</b> | <b>Parcel #</b> | <b>Schedule #</b> | <b>Current Owner</b> | <b>CBOE NOD</b>    | <b>Stipulated Value</b> |
|---------------|-----------------|-------------------|----------------------|--------------------|-------------------------|
| Adams         | 157116264001    | R0172887          | UDF TX One LP        | \$93,600           | \$ 12,117               |
| Adams         | 157116264002    | R0172888          | UDF TX One LP        | \$93,600           | \$ 12,117               |
| Adams         | 157116264003    | R0172889          | UDF TX One LP        | \$93,600           | \$ 12,117               |
| Adams         | 157116264004    | R0172890          | UDF TX One LP        | \$93,600           | \$ 12,117               |
| Adams         | 157116264005    | R0172891          | UDF TX One LP        | \$93,600           | \$ 7,755                |
| Adams         | 157116264006    | R0172892          | UDF TX One LP        | \$93,600           | \$ 7,755                |
| Adams         | 157116264007    | R0172893          | UDF TX One LP        | \$93,600           | \$ 7,755                |
| Adams         | 157116264008    | R0172894          | UDF TX One LP        | \$93,600           | \$ 7,755                |
| Adams         | 157116264009    | R0172895          | UDF TX One LP        | \$93,600           | \$ 7,755                |
| Adams         | 157116264010    | R0172896          | UDF TX One LP        | \$93,600           | \$ 7,755                |
| Adams         | 157116264011    | R0172897          | UDF TX One LP        | \$93,600           | \$ 7,755                |
| Adams         | 157116264012    | R0172898          | UDF TX One LP        | \$93,600           | \$ 7,755                |
| Adams         | 157116264013    | R0172899          | UDF TX One LP        | \$93,600           | \$ 7,755                |
| Adams         | 157116264014    | R0172900          | UDF TX One LP        | \$93,600           | \$ 7,755                |
|               |                 |                   |                      | <u>\$1,310,400</u> | <u>\$ 126,018</u> ✓     |