

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53434
Petitioner: RICHMOND AMERICAN 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.: 2071-19-4-05-001+107

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$1,117,800

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

ORDER:

Respondent is ordered to reduce the 2009 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 August 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

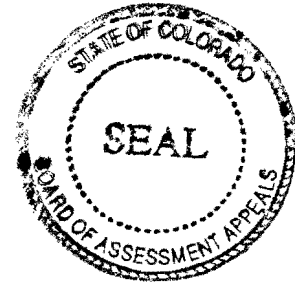
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

CM

Cara McKeller



STIPULATION (As To Tax Year 2009 Actual Value)

RICHMOND AMERICAN HOMES OF COLORADO, INC.

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2009 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: Copperleaf Subdivision, County Schedule Numbers: **See Below:**

A brief narrative as to why the reduction was made: Analyzed market income and developers discount.

The parties have agreed that the 2009 actual value of the subject property should be reduced as follows:

PARCEL NO.	ORIGINAL VALUE	NEW VALUE (2009)
2071-19-4-05-001	\$17,550	\$10,350
2071-19-4-05-002	\$17,550	\$10,350
2071-19-4-07-002	\$17,550	\$10,350
2071-19-4-07-003	\$17,550	\$10,350
2071-19-4-07-004	\$17,550	\$10,350
2071-19-4-07-005	\$17,550	\$10,350
2071-19-4-07-006	\$17,550	\$10,350
2071-19-4-07-007	\$17,550	\$10,350
2071-19-4-07-021	\$17,550	\$10,350
2071-19-4-08-004	\$17,550	\$10,350
2071-19-4-08-005	\$17,550	\$10,350
2071-19-4-08-007	\$17,550	\$10,350
2071-19-4-08-012	\$17,550	\$10,350
2071-19-4-08-013	\$17,550	\$10,350
2071-19-4-08-014	\$17,550	\$10,350
2071-20-3-01-004	\$17,550	\$10,350
2071-20-3-01-005	\$17,550	\$10,350
2071-20-3-01-006	\$17,550	\$10,350
2071-20-3-01-008	\$17,550	\$10,350
2071-20-3-01-009	\$17,550	\$10,350
2071-20-3-01-010	\$17,550	\$10,350
2071-20-3-01-011	\$17,550	\$10,350

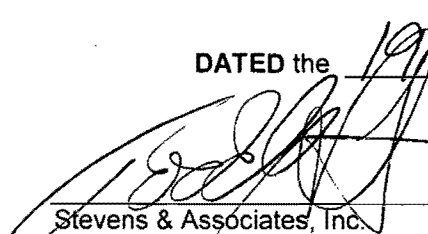
2071-20-3-01-014	\$17,550	\$10,350
2071-20-3-01-015	\$17,550	\$10,350
2071-20-3-02-001	\$17,550	\$10,350
2071-20-3-03-002	\$17,550	\$10,350
2071-20-3-03-003	\$17,550	\$10,350
2071-20-3-03-004	\$17,550	\$10,350
2071-20-3-03-005	\$17,550	\$10,350
2071-20-3-03-006	\$17,550	\$10,350
2071-20-3-03-009	\$17,550	\$10,350
2071-20-3-03-010	\$17,550	\$10,350
2071-20-2-11-002	\$12,650	\$10,350
2071-20-3-18-001	\$12,650	\$10,350
2071-20-3-18-002	\$12,650	\$10,350
2071-20-3-18-003	\$12,650	\$10,350
2071-20-3-18-004	\$12,650	\$10,350
2071-20-3-18-005	\$12,650	\$10,350
2071-20-3-18-006	\$12,650	\$10,350
2071-20-3-18-007	\$12,650	\$10,350
2071-20-3-18-008	\$12,650	\$10,350
2071-20-3-18-009	\$12,650	\$10,350
2071-20-3-18-010	\$12,650	\$10,350
2071-20-3-18-011	\$12,650	\$10,350
2071-20-3-18-012	\$12,650	\$10,350
2071-20-3-18-013	\$12,650	\$10,350
2071-20-3-18-014	\$12,650	\$10,350
2071-20-3-18-015	\$12,650	\$10,350
2071-20-3-18-016	\$12,650	\$10,350
2071-20-3-19-001	\$12,650	\$10,350
2071-20-3-19-002	\$12,650	\$10,350
2071-20-3-19-003	\$12,650	\$10,350
2071-20-3-19-004	\$12,650	\$10,350
2071-20-3-19-005	\$12,650	\$10,350
2071-20-3-19-006	\$12,650	\$10,350
2071-20-3-19-007	\$12,650	\$10,350
2071-20-3-19-008	\$12,650	\$10,350
2071-20-3-19-009	\$12,650	\$10,350
2071-20-3-19-010	\$12,650	\$10,350
2071-20-3-19-012	\$12,650	\$10,350
2071-20-3-19-013	\$12,650	\$10,350
2071-20-3-19-017	\$12,650	\$10,350
2071-20-3-19-018	\$12,650	\$10,350
2071-20-3-20-003	\$12,650	\$10,350
2071-20-3-20-005	\$12,650	\$10,350
2071-20-3-20-006	\$12,650	\$10,350
2071-20-3-20-007	\$12,650	\$10,350
2071-20-3-20-012	\$12,650	\$10,350
2071-20-3-20-013	\$12,650	\$10,350
2071-20-3-20-014	\$12,650	\$10,350
2071-20-3-20-015	\$12,650	\$10,350
2071-20-3-20-016	\$12,650	\$10,350
2071-20-3-21-002	\$12,650	\$10,350
2071-20-3-21-003	\$12,650	\$10,350
2071-20-3-21-004	\$12,650	\$10,350
2071-20-3-21-006	\$12,650	\$10,350
2071-20-3-21-007	\$12,650	\$10,350
2071-20-3-21-008	\$12,650	\$10,350

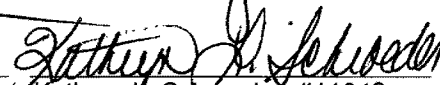
2071-20-3-21-009	\$12,650	\$10,350
2071-20-3-21-011	\$12,650	\$10,350
2071-20-3-21-012	\$12,650	\$10,350
2071-20-3-22-001	\$12,650	\$10,350
2071-20-3-22-002	\$12,650	\$10,350
2071-20-3-22-003	\$12,650	\$10,350
2071-20-3-22-004	\$12,650	\$10,350
2071-20-3-22-005	\$12,650	\$10,350
2071-20-2-07-001	\$10,350	\$10,350
2071-20-2-07-002	\$10,350	\$10,350
2071-20-2-07-003	\$10,350	\$10,350
2071-20-2-07-005	\$10,350	\$10,350
2071-20-2-07-007	\$10,350	\$10,350
2071-20-2-07-008	\$10,350	\$10,350
2071-20-3-09-001	\$10,350	\$10,350
2071-20-3-09-002	\$10,350	\$10,350
2071-20-3-09-003	\$10,350	\$10,350
2071-20-3-09-004	\$10,350	\$10,350
2071-20-3-09-005	\$10,350	\$10,350
2071-20-3-09-016	\$10,350	\$10,350
2071-20-3-09-017	\$10,350	\$10,350
2071-20-3-09-018	\$10,350	\$10,350
2071-20-3-09-019	\$10,350	\$10,350
2071-20-3-09-020	\$10,350	\$10,350
2071-20-3-09-021	\$10,350	\$10,350
2071-20-3-10-001	\$10,350	\$10,350
2071-20-3-10-005	\$10,350	\$10,350
2071-20-3-11-002	\$10,350	\$10,350
2071-20-3-11-003	\$10,350	\$10,350
2071-20-2-07-009	\$45,000	\$10,350
TOTAL	\$1,507,050	1,117,800

The valuation, as established above, shall be binding only with respect to the tax year 2009.

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 July 2011.


 Stevens & Associates, Inc.
 Todd J. Stevens
 9800 Mt. Pyramid Ct., Suite 220
 Englewood, CO 80110
 (303) 347-1878


 Kathryn V. 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