

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53445
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.: 2073-11-4-01-001+105

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: \$685,400
 (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 20th day of March 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

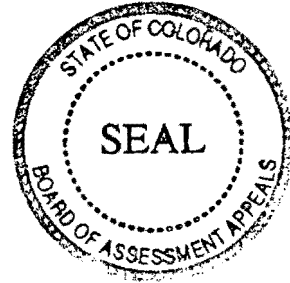
Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 53445

2012 FEB 15 PM 1:22

AMENDED 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 development 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)
2073-11-4-01-001	\$9,200	\$6,440
2073-11-4-01-002	\$6,440	\$6,440
2073-11-4-01-003	\$6,440	\$6,440
2073-11-4-02-003	\$6,440	\$6,440
2073-11-4-01-004	\$6,440	\$6,440
2073-11-4-01-005	\$6,440	\$6,440
2073-11-4-01-006	\$6,440	\$6,440
2073-11-4-01-007	\$6,440	\$6,440
2073-11-4-01-008	\$6,440	\$6,440
2073-11-4-01-009	\$6,440	\$6,440
2073-11-4-01-010	\$6,440	\$6,440
2073-11-4-01-015	\$6,440	\$6,440
2073-11-4-01-016	\$6,440	\$6,440
2073-11-4-01-017	\$6,440	\$6,440
2073-11-4-01-018	\$6,440	\$6,440
2073-11-4-01-019	\$6,440	\$6,440
2073-11-4-01-020	\$6,440	\$6,440
2073-11-4-01-022	\$6,440	\$6,440
2073-11-4-01-023	\$6,440	\$6,440
2073-11-4-01-024	\$6,440	\$6,440
2073-11-4-01-025	\$6,440	\$6,440
2073-11-4-01-026	\$6,440	\$6,440

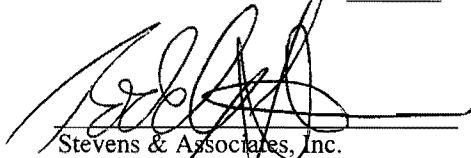
2073-11-4-01-027	\$6,440	\$6,440
2073-11-4-01-028	\$6,440	\$6,440
2073-11-4-01-029	\$6,440	\$6,440
2073-11-4-01-031	\$6,440	\$6,440
2073-11-4-01-032	\$6,440	\$6,440
2073-11-4-01-033	\$6,440	\$6,440
2073-11-4-01-034	\$6,440	\$6,440
2073-11-4-01-036	\$6,440	\$6,440
2073-11-4-01-037	\$6,440	\$6,440
2073-11-4-01-038	\$6,440	\$6,440
2073-11-4-01-039	\$6,440	\$6,440
2073-11-4-01-040	\$6,440	\$6,440
2073-11-4-01-041	\$6,440	\$6,440
2073-11-4-01-042	\$6,440	\$6,440
2073-11-4-01-043	\$6,440	\$6,440
2073-11-4-01-044	\$9,200	\$6,440
2073-11-4-01-045	\$9,200	\$6,440
2073-11-4-01-046	\$9,200	\$6,440
2073-11-4-01-047	\$9,200	\$6,440
2073-11-4-01-048	\$9,200	\$9,200
2073-11-4-01-049	\$9,200	\$6,440
2073-11-4-01-050	\$9,200	\$6,440
2073-11-4-01-051	\$9,200	\$6,440
2073-11-4-01-052	\$9,200	\$6,440
2073-11-4-01-053	\$9,200	\$6,440
2073-11-4-01-057	\$9,200	\$6,440
2073-11-4-01-059	\$9,200	\$6,440
2073-11-4-04-001	\$9,200	\$6,440
2073-11-4-04-002	\$6,440	\$6,440
2073-11-4-04-003	\$6,440	\$6,440
2073-11-4-04-004	\$6,440	\$6,440
2073-11-4-04-005	\$6,440	\$6,440
2073-11-4-04-006	\$6,440	\$6,440
2073-11-4-04-007	\$6,440	\$6,440
2073-11-4-04-008	\$9,200	\$6,440
2073-11-4-04-009	\$9,200	\$6,440
2073-11-4-04-010	\$9,200	\$6,440
2073-11-4-04-011	\$9,200	\$6,440
2073-11-4-05-001	\$6,440	\$6,440
2073-11-4-05-002	\$6,440	\$6,440
2073-11-4-05-003	\$6,440	\$6,440
2073-11-4-05-004	\$6,440	\$6,440
2073-11-4-05-005	\$6,440	\$6,440
2073-11-4-05-006	\$6,440	\$6,440
2073-11-4-05-007	\$6,440	\$6,440
2073-11-4-05-008	\$6,440	\$6,440
2073-11-4-05-009	\$6,440	\$6,440
2073-11-4-05-010	\$6,440	\$6,440
2073-11-4-05-011	\$6,440	\$6,440
2073-11-4-06-001	\$9,200	\$6,440
2073-11-4-06-002	\$9,200	\$6,440
2073-11-4-06-004	\$9,200	\$6,440
2073-11-4-06-005	\$9,200	\$6,440
2073-11-4-08-003	\$9,200	\$6,440
2073-11-4-08-004	\$9,200	\$6,440
2073-11-4-08-005	\$9,200	\$6,440

2073-11-4-09-001	\$9,200	\$6,440
2073-11-4-09-002	\$9,200	\$6,440
2073-11-4-09-003	\$9,200	\$6,440
2073-11-4-09-004	\$9,200	\$6,440
2073-11-4-09-005	\$9,200	\$6,440
2073-11-4-09-006	\$9,200	\$6,440
2073-11-4-09-007	\$9,200	\$6,440
2073-11-4-09-008	\$9,200	\$6,440
2073-11-4-09-009	\$6,440	\$6,440
2073-11-4-09-010	\$6,440	\$6,440
2073-11-4-09-011	\$6,440	\$6,440
2073-11-4-09-012	\$6,440	\$6,440
2073-11-4-09-013	\$6,440	\$6,440
2073-11-4-09-014	\$6,440	\$6,440
2073-11-4-09-015	\$6,440	\$6,440
2073-11-4-09-016	\$6,440	\$6,440
2073-11-4-09-017	\$9,200	\$6,440
2073-11-4-03-003	\$9,200	\$6,440
2073-11-4-03-005	\$9,200	\$6,440
2073-11-4-03-008	\$9,200	\$6,440
2073-11-4-02-004	\$9,200	\$6,440
2073-11-4-02-006	\$9,200	\$6,440
2073-11-4-02-008	\$9,200	\$6,440
2073-11-4-02-010	\$9,200	\$6,440
2073-11-4-02-011	\$9,200	\$6,440
2073-11-4-02-012	\$9,200	\$6,440
2073-11-4-02-013	\$9,200	\$6,440
2073-11-4-02-014	\$9,200	\$6,440
TOTAL	\$806,840	\$685,400

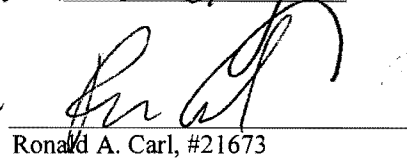
The valuation, as established above, shall be binding only with respect to the tax year 2009.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

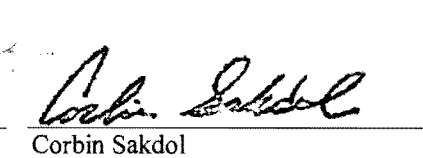
DATED the 18 day of February 2012.



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



Ronald A. Carl, #21673
 Arapahoe Cnty. Bd. Equalization
 5334 S. Prince St.
 Littleton, CO 80120-1136
 (303) 795-4639



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