

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55978
Petitioner: THE RYLAND GROUP INC., v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION	
AMENDMENT TO ORDER (On Stipulation)	

THE BOARD OF ASSESSMENT APPEALS hereby amends its May 30, 2012 Order in the above-captioned appeal to reflect that the schedule number 2071-32-3-00-058 should be changed to Residential, schedule number 2071-32-3-00-061 is to remain Vacant Land.

In all other respects, the May 30, 2012 Order shall remain in full force and effect.

DATED/MAILED this 28th day of June, 2012.

BOARD OF ASSESSMENT APPEALS

Diane DeVries

Diane 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.

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

**Docket Number:
55978**

Petitioner:

THE RYLAND GROUP INC.

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF
EQUALIZATION**

Attorneys for Petitioner:

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MOTION TO AMEND ORDER ON STIPULATION

Petitioner, The Ryland Group Inc., ("Petitioner") by and through its undersigned counsel, submit this Motion To Amend Order on Stipulation ("Motion") as follows:

1. Petitioner attempted to confer with counsel for Respondent, Arapahoe County Board of Equalization, ("Respondent") on June 15, 2012 via e-mail, but received no response.
2. On May 29, 2012, a stipulation as to tax year 2010 was submitted to the Board of Assessment Appeals ("Board").
3. The Order on Stipulation contained a finding of fact that County Schedule No.: 2071-32-3-00-058 was classified as vacant land.
4. The Stipulation of the parties attached to the Order, however, included a finding that, in fact, a residential classification was appropriate for 25504 E. Long Ave. Residential, County Schedule Number: 2071-32-3-00-058. The Vacant Land parcel was stipulated as 2071-32-3-00-061.
5. Petitioner believes that the Order on Stipulation contained an error by failing to

reference the residential classification. The Petitioner requests the Board amend the Order on Stipulation to reflect the foregoing.

WHEREFORE, Petitioner requests that the Board amend the Order on Stipulation to reflect that the property located at 25504 E. Long Ave., Residential, County Schedule Number: 2071-32-3-00-058 is properly classified as residential property rather than vacant land, and for such other and further relief as this Board deems appropriate.

Dated this 26th day of June 2012.

LARRY D. HARVEY, P.C.

By: /s/ Larry D. Harvey-

Larry D. Harvey (#10207)

CERTIFICATE OF SERVICE

The undersigned certifies that on this 26th day of June 2012, a true and correct copy of the foregoing **MOTION TO AMEND ORDER ON STIPULATION** was filed and served via U.S. Mail as follows:

George Rosenberg
Assistant County Attorney
5334 S. Prince Street
Littleton, Colorado 80166
GRosenberg@co.arapahoe.co.us

/s/ Julia R. Prendergast

Julia R. Prendergast

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55978
Petitioner: THE RYLAND GROUP 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.: 2071-32-3-00-058+1

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$2,100,000

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

ORDER:

Respondent is ordered to reduce the 2010 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 30th day of May 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

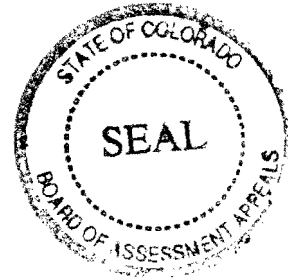
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 55978**

STIPULATION (As To Tax Year 2010 Actual Value)

THE RYLAND GROUP, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2010 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 properties are classified as RESIDENTIAL and VACANT LAND and described as follows: 25504 E. Long Avenue, Residential, County Schedule Number: 2071-32-3-00-058 and Vacant Land, County Schedule Number: 2071-32-3-00-061.

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

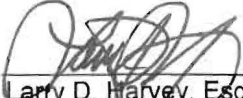
The parties have agreed that the 2010 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2071-32-3-00-058		NEW VALUE (2010)	
Land	\$375,000	Land	\$375,000
Improvements	\$408,400	Improvements	\$325,000
Personal	\$0	Personal	\$0
Total	\$783,400	Total	\$700,000
ORIGINAL VALUE 2071-32-3-00-061		NEW VALUE (2010)	
Land	\$1,690,500	Land	\$1,400,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$1,690,500	Total	\$1,400,000
Total		\$2,473,900	\$2,100,000

The valuation, as established above, shall be binding only with respect to the tax year 2010.

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 4th day of May 2012.



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