

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: **57101**

Petitioner:

MS RIALTO BLACKSTONE

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its January 18, 2012 Order in the above-captioned appeal to reflect that the correct stipulated amount, as detailed on the referenced Corrected Stipulation, should be \$3,262,400

In all other respects, the January 18, 2012 Order shall remain in full force and effect.

DATED/MAILED this 12th 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.

Cara

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 57101**

CORRECTED STIPULATION (As To Tax Year 2010 Actual Value)

MS RIALTO BLACKSTONE CO 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 property 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 is described as the High Plains Country Club.

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

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

<u>Parcel #</u>	<u>2010 Original Value</u>	<u>2010 New Value</u>
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2071-33-2-01-004	\$16,000	\$16,000
2071-33-2-01-005	\$16,000	\$16,000
2071-33-2-01-006	\$16,000	\$16,000
2071-33-2-01-007	\$16,000	\$16,000
2071-33-2-01-008	\$16,000	\$16,000
2071-33-2-01-009	\$16,000	\$16,000
2071-33-2-01-010	\$16,000	\$16,000
2071-33-2-02-003	\$16,000	\$16,000
2071-33-2-02-004	\$16,000	\$16,000
2071-33-2-02-005	\$16,000	\$16,000
2071-33-2-02-006	\$16,000	\$16,000
2071-33-2-02-007	\$16,000	\$16,000
2071-33-2-02-008	\$16,000	\$16,000
2071-33-2-02-009	\$16,000	\$16,000

<u>Parcel #</u>	<u>2010 Original Value</u>	<u>2010 New Value</u>
2071-33-2-02-010	\$16,000	\$16,000
2071-33-2-02-011	\$16,000	\$16,000
2071-33-3-02-018	\$16,000	\$16,000
2071-33-3-02-019	\$16,000	\$16,000
2071-33-3-02-020	\$16,000	\$16,000
2071-33-3-02-021	\$16,000	\$16,000
2071-33-3-02-022	\$16,000	\$16,000
2071-33-3-02-023	\$16,000	\$16,000
2071-33-3-02-024	\$32,000	\$20,800
2071-33-3-02-025	\$32,000	\$20,800
2071-33-3-02-026	\$32,000	\$20,800
2071-33-3-02-027	\$32,000	\$20,800
2071-33-3-02-028	\$32,000	\$20,800
2071-33-3-04-011	\$24,000	\$16,000
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2071-33-3-04-018	\$32,000	\$20,800
2071-33-3-04-019	\$32,000	\$20,800
2071-33-3-04-020	\$32,000	\$20,800
2071-33-3-04-021	\$32,000	\$20,800
2071-33-3-04-022	\$32,000	\$20,800
2071-33-3-05-003	\$16,000	\$16,000
2071-33-3-05-004	\$16,000	\$16,000
2071-33-3-05-005	\$16,000	\$16,000
2071-33-3-05-006	\$16,000	\$16,000
2071-33-3-05-007	\$16,000	\$16,000
2071-33-3-05-008	\$16,000	\$16,000
2071-33-3-05-029	\$16,000	\$16,000
2071-33-3-05-030	\$16,000	\$16,000
2071-33-3-05-031	\$16,000	\$16,000
2071-33-3-05-032	\$16,000	\$16,000
2071-33-3-05-033	\$16,000	\$16,000
2071-33-3-05-034	\$16,000	\$16,000
2071-33-3-05-035	\$16,000	\$16,000
2071-33-3-05-036	\$16,000	\$16,000
2071-33-3-05-037	\$16,000	\$16,000
2071-33-3-05-038	\$16,000	\$16,000

Parcel #	<u>2010 Original Value</u>	<u>2010 New Value</u>
2071-33-3-05-039	\$16,000	\$16,000
2071-33-3-05-040	\$16,000	\$16,000
2071-33-3-05-041	\$16,000	\$16,000
2071-33-3-05-042	\$16,000	\$16,000
2071-33-3-05-043	\$16,000	\$16,000
2071-33-3-05-044	\$16,000	\$16,000
2071-33-3-05-045	\$16,000	\$16,000
2071-33-3-05-046	\$16,000	\$16,000
2071-33-3-05-047	\$16,000	\$16,000
2071-33-3-05-048	\$16,000	\$16,000
2071-35-3-05-049	\$16,000	\$16,000
2071-33-3-05-050	\$16,000	\$16,000
2071-33-3-05-051	\$16,000	\$16,000
2071-33-3-05-052	\$16,000	\$16,000
2071-33-3-07-001	\$16,000	\$16,000
2071-33-3-07-002	\$16,000	\$16,000
2071-33-3-07-003	\$16,000	\$16,000
2071-33-3-07-004	\$16,000	\$16,000
2071-33-3-07-005	\$16,000	\$16,000
2071-33-3-07-006	\$16,000	\$16,000
2071-33-3-07-007	\$16,000	\$16,000
2071-33-3-07-008	\$16,000	\$16,000
2071-33-3-07-009	\$16,000	\$16,000
2071-33-3-07-010	\$16,000	\$16,000
2071-33-3-07-011	\$16,000	\$16,000
2071-33-3-07-012	\$16,000	\$16,000
2071-33-3-07-013	\$16,000	\$16,000
2071-33-3-07-014	\$16,000	\$16,000
2071-33-3-07-015	\$16,000	\$16,000
2071-33-3-08-001	\$16,000	\$16,000
2071-33-3-08-002	\$16,000	\$16,000
2071-33-3-08-003	\$16,000	\$16,000
2071-33-3-08-004	\$16,000	\$16,000
2071-33-3-08-005	\$16,000	\$16,000
2071-33-3-08-006	\$16,000	\$16,000
2071-33-3-09-001	\$16,000	\$16,000
2071-33-3-09-002	\$16,000	\$16,000
2071-33-3-09-003	\$16,000	\$16,000
2071-33-2-05-001	\$27,500	\$16,000
2071-33-2-05-002	\$27,500	\$16,000
2071-33-2-05-003	\$27,500	\$16,000

Parcel #	<u>2010 Original</u> Value	<u>2010 New</u> Value
2071-33-2-05-004	\$27,500	\$16,000
2071-33-2-05-005	\$27,500	\$16,000
2071-33-2-05-006	\$27,500	\$16,000
2071-33-2-05-007	\$27,500	\$16,000
2071-33-2-05-008	\$55,000	\$20,800
2071-33-2-05-009	\$55,000	\$20,800
2071-33-2-05-010	\$55,000	\$20,800
2071-33-1-01-006	\$55,000	\$20,800
2071-33-1-01-007	\$55,000	\$20,800
2071-33-1-01-008	\$55,000	\$20,800
2071-33-1-01-009	\$55,000	\$20,800
2071-33-1-01-010	\$55,000	\$20,800
2071-33-1-01-011	\$55,000	\$20,800
2071-33-1-01-012	\$55,000	\$20,800
2071-33-1-02-004	\$27,500	\$16,000
2071-33-1-02-005	\$27,500	\$16,000
2071-33-1-02-006	\$27,500	\$16,000
2071-33-1-02-007	\$27,500	\$16,000
2071-33-1-02-008	\$27,500	\$16,000
2071-33-1-02-009	\$27,500	\$16,000
2071-33-1-02-010	\$27,500	\$16,000
2071-33-1-02-011	\$27,500	\$16,000
2071-33-1-02-012	\$27,500	\$16,000
2071-33-1-02-013	\$27,500	\$16,000
2071-33-1-02-014	\$27,500	\$16,000
2071-33-1-06-004	\$55,000	\$20,800
2071-33-1-06-005	\$55,000	\$20,800
2071-33-1-06-006	\$55,000	\$20,800
2071-33-1-06-007	\$55,000	\$20,800
2071-33-1-06-008	\$55,000	\$20,800
2071-33-1-06-009	\$55,000	\$20,800
2071-33-1-06-010	\$55,000	\$20,800
2071-33-1-06-011	\$55,000	\$20,800
2071-33-1-06-012	\$27,500	\$16,000
2071-33-1-06-013	\$27,500	\$16,000
2071-33-1-06-017	\$27,500	\$16,000
2071-33-1-06-018	\$27,500	\$16,000
2071-33-1-06-019	\$27,500	\$16,000
2071-33-1-06-020	\$55,000	\$20,800
2071-33-1-06-021	\$55,000	\$20,800
2071-33-1-06-022	\$55,000	\$20,800

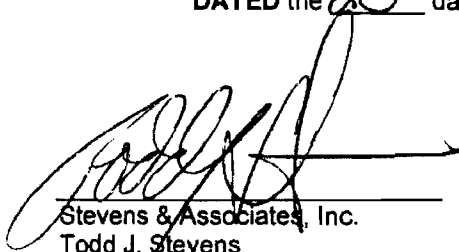
Parcel #	<u>2010 Original Value</u>	<u>2010 New Value</u>
2071-33-1-06-023	\$55,000	\$20,800
2071-33-1-06-024	\$55,000	\$20,800
2071-33-1-06-025	\$55,000	\$20,800
2071-33-1-06-026	\$34,375	\$20,800
2071-33-1-06-027	\$55,000	\$20,800
2071-33-1-06-028	\$55,000	\$20,800
2071-33-1-06-029	\$55,000	\$20,800
2071-33-1-06-030	\$55,000	\$20,800
2071-33-1-06-031	\$55,000	\$20,800
2071-33-1-06-032	\$55,000	\$20,800
2071-33-4-01-001	\$82,500	\$20,800
2071-33-4-01-002	\$55,000	\$20,800
2071-33-4-01-003	\$55,000	\$20,800
2071-33-4-01-004	\$55,000	\$20,800
2071-33-4-01-005	\$27,500	\$16,000
2071-33-4-01-006	\$55,000	\$20,800
2071-33-4-01-007	\$55,000	\$20,800
2071-33-4-01-008	\$55,000	\$20,800
2071-33-4-01-009	\$55,000	\$20,800
2071-33-4-01-010	\$55,000	\$20,800
2071-33-4-01-011	\$55,000	\$20,800
2071-33-4-01-012	\$55,000	\$20,800
2071-33-4-01-013	\$55,000	\$20,800
2071-33-3-10-013	\$55,000	\$20,800
2071-33-3-10-014	\$55,000	\$20,800
2071-33-3-10-015	\$55,000	\$20,800
2071-33-3-10-016	\$55,000	\$20,800
2071-33-3-10-017	\$41,250	\$20,800
2071-33-3-10-018	\$27,500	\$16,000
2071-33-4-04-001	\$27,500	\$16,000
2071-33-4-04-002	\$27,500	\$16,000
2071-33-4-04-003	\$27,500	\$16,000
2071-33-4-04-004	\$27,500	\$16,000
2071-33-4-04-005	\$27,500	\$16,000
2071-33-4-04-006	\$27,500	\$16,000
2071-33-4-04-007	\$27,500	\$16,000
2071-33-4-04-008	\$27,500	\$16,000
2071-33-4-04-009	\$27,500	\$16,000
2071-33-4-04-010	\$27,500	\$16,000
2071-33-4-04-011	\$27,500	\$16,000
2071-33-2-06-001	\$30,500	\$16,000

<u>Parcel #</u>	<u>2010 Original Value</u>	<u>2010 New Value</u>
2071-33-2-06-002	\$30,500	\$16,000
2071-33-2-06-003	\$30,500	\$16,000
2071-33-2-06-004	\$30,500	\$16,000
2071-33-2-06-005	\$30,500	\$16,000
	\$5,559,625	\$3,262,400

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.

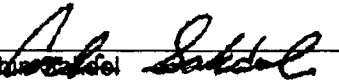
DATED the 25 day of April 2012.



Stevens & Associates, Inc.
 Todd J. Stevens
 9800 Mt. Pyramid Court, #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



Cortez
 Arapahoe County Assessor
 5334 S. Prince St.
 Littleton, CO 80120-1136
 (303) 795-4600

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57101
Petitioner: MS RIALTO BLACKSTONE CO LLC, 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.: 2071-33-2-01-001+184

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: \$3,267,200
 (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 18th day of January 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

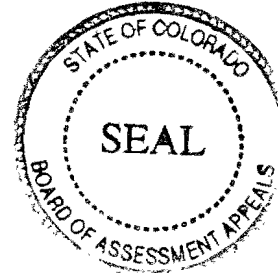
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Debra A Baumbach

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Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 57101

STIPULATION (As To Tax Year 2010 Actual Value)

MS RIALTO BLACKSTONE CO LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

2011 DEC -5 PM 2:39

ARAPAHOE COUNTY
REGISTER

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2010 valuation of the subject property 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:

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2071-33-2-01-005	\$16,000	\$16,000
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2071-33-2-01-007	\$16,000	\$16,000
2071-33-2-01-008	\$16,000	\$16,000
2071-33-2-01-009	\$16,000	\$16,000
2071-33-2-01-010	\$16,000	\$16,000
2071-33-2-02-003	\$16,000	\$16,000
2071-33-2-02-004	\$16,000	\$16,000
2071-33-2-02-005	\$16,000	\$16,000
2071-33-2-02-006	\$16,000	\$16,000
2071-33-2-02-007	\$16,000	\$16,000
2071-33-2-02-008	\$16,000	\$16,000
2071-33-2-02-009	\$16,000	\$16,000

<u>Parcel #</u>	<u>2010 Original Value</u>	<u>2010 New Value</u>
2071-33-2-02-010	\$16,000	\$16,000
2071-33-2-02-011	\$16,000	\$16,000
2071-33-3-02-018	\$16,000	\$16,000
2071-33-3-02-019	\$16,000	\$16,000
2071-33-3-02-020	\$16,000	\$16,000
2071-33-3-02-021	\$16,000	\$16,000
2071-33-3-02-022	\$16,000	\$16,000
2071-33-3-02-023	\$16,000	\$16,000
2071-33-3-02-024	\$32,000	\$20,800
2071-33-3-02-025	\$32,000	\$20,800
2071-33-3-02-026	\$32,000	\$20,800
2071-33-3-02-027	\$32,000	\$20,800
2071-33-3-02-028	\$32,000	\$20,800
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2071-33-3-04-021	\$32,000	\$20,800
2071-33-3-04-022	\$32,000	\$20,800
2071-33-3-05-003	\$16,000	\$16,000
2071-33-3-05-004	\$16,000	\$16,000
2071-33-3-05-005	\$16,000	\$16,000
2071-33-3-05-006	\$16,000	\$16,000
2071-33-3-05-007	\$16,000	\$16,000
2071-33-3-05-008	\$16,000	\$16,000
2071-33-3-05-029	\$16,000	\$16,000
2071-33-3-05-030	\$16,000	\$16,000
2071-33-3-05-031	\$16,000	\$16,000
2071-33-3-05-032	\$16,000	\$16,000
2071-33-3-05-033	\$16,000	\$16,000
2071-33-3-05-034	\$16,000	\$16,000
2071-33-3-05-035	\$16,000	\$16,000
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2071-33-3-05-038	\$16,000	\$16,000

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2071-33-3-05-042	\$16,000	\$16,000
2071-33-3-05-043	\$16,000	\$16,000
2071-33-3-05-044	\$16,000	\$16,000
2071-33-3-05-045	\$16,000	\$16,000
2071-33-3-05-046	\$16,000	\$16,000
2071-33-3-05-047	\$16,000	\$16,000
2071-33-3-05-048	\$16,000	\$16,000
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2071-33-3-07-011	\$16,000	\$16,000
2071-33-3-07-012	\$16,000	\$16,000
2071-33-3-07-013	\$16,000	\$16,000
2071-33-3-07-014	\$16,000	\$16,000
2071-33-3-07-015	\$16,000	\$16,000
2071-33-3-08-001	\$16,000	\$16,000
2071-33-3-08-002	\$16,000	\$16,000
2071-33-3-08-003	\$16,000	\$16,000
2071-33-3-08-004	\$16,000	\$16,000
2071-33-3-08-005	\$16,000	\$16,000
2071-33-3-08-006	\$16,000	\$16,000
2071-33-3-09-001	\$16,000	\$16,000
2071-33-3-09-002	\$16,000	\$16,000
2071-33-3-09-003	\$16,000	\$16,000
2071-33-2-05-001	\$27,500	\$16,000
2071-33-2-05-002	\$27,500	\$16,000
2071-33-2-05-003	\$27,500	\$16,000

<u>Parcel #</u>	<u>2010 Original Value</u>	<u>2010 New Value</u>
2071-33-1-06-023	\$55,000	\$20,800
2071-33-1-06-024	\$55,000	\$20,800
2071-33-1-06-025	\$55,000	\$20,800
2071-33-1-06-026	\$34,375	\$20,800
2071-33-1-06-027	\$55,000	\$20,800
2071-33-1-06-028	\$55,000	\$20,800
2071-33-1-06-029	\$55,000	\$20,800
2071-33-1-06-030	\$55,000	\$20,800
2071-33-1-06-031	\$55,000	\$20,800
2071-33-1-06-032	\$55,000	\$20,800
2071-33-4-01-001	\$82,500	\$20,800
2071-33-4-01-002	\$55,000	\$20,800
2071-33-4-01-003	\$55,000	\$20,800
2071-33-4-01-004	\$55,000	\$20,800
2071-33-4-01-005	\$27,500	\$16,000
2071-33-4-01-006	\$55,000	\$20,800
2071-33-4-01-007	\$55,000	\$20,800
2071-33-4-01-008	\$55,000	\$20,800
2071-33-4-01-009	\$55,000	\$20,800
2071-33-4-01-010	\$55,000	\$20,800
2071-33-4-01-011	\$55,000	\$20,800
2071-33-4-01-012	\$55,000	\$20,800
2071-33-4-01-013	\$55,000	\$20,800
2071-33-3-10-013	\$55,000	\$20,800
2071-33-3-10-014	\$55,000	\$20,800
2071-33-3-10-015	\$55,000	\$20,800
2071-33-3-10-016	\$55,000	\$20,800
2071-33-3-10-017	\$41,250	\$20,800
2071-33-3-10-018	\$27,500	\$16,000
2071-33-4-04-001	\$27,500	\$16,000
2071-33-4-04-002	\$27,500	\$16,000
2071-33-4-04-003	\$27,500	\$16,000
2071-33-4-04-004	\$27,500	\$16,000
2071-33-4-04-005	\$27,500	\$16,000
2071-33-4-04-006	\$27,500	\$16,000
2071-33-4-04-007	\$27,500	\$16,000
2071-33-4-04-008	\$27,500	\$16,000
2071-33-4-04-009	\$27,500	\$16,000
2071-33-4-04-010	\$27,500	\$16,000
2071-33-4-04-011	\$27,500	\$16,000
2071-33-2-06-001	\$30,500	\$16,000

<u>Parcel #</u>	<u>2010 Original Value</u>	<u>2010 New Value</u>
2071-33-2-05-004	\$27,500	\$16,000
2071-33-2-05-005	\$27,500	\$16,000
2071-33-2-05-006	\$27,500	\$16,000
2071-33-2-05-007	\$27,500	\$16,000
2071-33-2-05-008	\$55,000	\$20,800
2071-33-2-05-009	\$55,000	\$20,800
2071-33-2-05-010	\$55,000	\$20,800
2071-33-1-01-006	\$55,000	\$20,800
2071-33-1-01-007	\$55,000	\$20,800
2071-33-1-01-008	\$55,000	\$20,800
2071-33-1-01-009	\$55,000	\$20,800
2071-33-1-01-010	\$55,000	\$20,800
2071-33-1-01-011	\$55,000	\$20,800
2071-33-1-01-012	\$55,000	\$20,800
2071-33-1-02-004	\$27,500	\$16,000
2071-33-1-02-005	\$27,500	\$16,000
2071-33-1-02-006	\$27,500	\$16,000
2071-33-1-02-007	\$27,500	\$16,000
2071-33-1-02-008	\$27,500	\$16,000
2071-33-1-02-009	\$27,500	\$16,000
2071-33-1-02-010	\$27,500	\$16,000
2071-33-1-02-011	\$27,500	\$16,000
2071-33-1-02-012	\$27,500	\$16,000
2071-33-1-02-013	\$27,500	\$16,000
2071-33-1-02-014	\$27,500	\$16,000
2071-33-1-06-004	\$55,000	\$20,800
2071-33-1-06-005	\$55,000	\$20,800
2071-33-1-06-006	\$55,000	\$20,800
2071-33-1-06-007	\$55,000	\$20,800
2071-33-1-06-008	\$55,000	\$20,800
2071-33-1-06-009	\$55,000	\$20,800
2071-33-1-06-010	\$55,000	\$20,800
2071-33-1-06-011	\$55,000	\$20,800
2071-33-1-06-012	\$27,500	\$16,000
2071-33-1-06-013	\$27,500	\$16,000
2071-33-1-06-017	\$27,500	\$16,000
2071-33-1-06-018	\$27,500	\$16,000
2071-33-1-06-019	\$27,500	\$16,000
2071-33-1-06-020	\$55,000	\$20,800
2071-33-1-06-021	\$55,000	\$20,800
2071-33-1-06-022	\$55,000	\$20,800

<u>Parcel #</u>	<u>2010 Original Value</u>	<u>2010 New Value</u>
2071-33-2-06-002	\$30,500	\$16,000
2071-33-2-06-003	\$30,500	\$16,000
2071-33-2-06-004	\$30,500	\$16,000
2071-33-2-06-005	\$30,500	\$16,000
	\$5,575,625	\$3,267,200

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 1 day of January 2011.

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