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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: 57254</b> |
| Petitioner:<br><b>STANDARD PACIFIC OF COLORADO,</b><br><br>v.<br><br>Respondent:<br><b>ARAPAHOE COUNTY BOARD OF<br/>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.: 2071-20-4-04-001+23**  
  
**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:            \$363,120**  
 (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 20th day of December 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

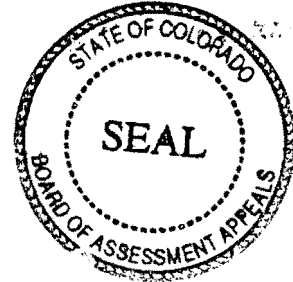
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

\_\_\_\_\_  
Cara McKeller

*CJM*



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 57254

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2011 DEC 16 PM 1:30

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STIPULATION (As To Tax Year 2010 Actual Value)

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STANDARD PACIFIC OF COLORADO

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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 property is classified as VACANT LAND and described as follows: Beacon Point Subdivision Vacant Land, County Schedule Number(s) 2071-20-4-04-001/ 002/ 003/ 004/ 005/ 006/ 007/ 008/ 009/ 010; 2071-20-4-05-023/ 024/ 039/ 040/ 041/ 042/ 044/ 045; 2071-20-4-06-001/ 002/ 021/ 023 and 2071-20-4-09-017/ 018.

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

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

| PARCEL NUMBER (LAND ONLY) | ORIGINAL VALUE | NEW VALUE (2010) |
|---------------------------|----------------|------------------|
| 2071-20-4-04-001          | \$61,600       | \$15,130         |
| 2071-20-4-04-002          | 61,600         | 15,130           |
| 2071-20-4-04-003          | 61,600         | 15,130           |
| 2071-20-4-04-004          | 61,600         | 15,130           |
| 2071-20-4-04-005          | 61,600         | 15,130           |
| 2071-20-4-04-006          | 61,600         | 15,130           |
| 2071-20-4-04-007          | 61,600         | 15,130           |
| 2071-20-4-04-008          | 61,600         | 15,130           |
| 2071-20-4-04-009          | 61,600         | 15,130           |
| 2071-20-4-04-010          | 61,600         | 15,130           |
| 2071-20-4-05-023          | 61,600         | 15,130           |
| 2071-20-4-05-024          | 61,600         | 15,130           |
| 2071-20-4-05-039          | 61,600         | 15,130           |
| 2071-20-4-05-040          | 61,600         | 15,130           |
| 2071-20-4-05-041          | 61,600         | 15,130           |
| 2071-20-4-05-042          | 61,600         | 15,130           |
| 2071-20-4-05-044          | 61,600         | 15,130           |
| 2071-20-4-05-045          | 61,600         | 15,130           |
| 2071-20-4-06-001          | 61,600         | 15,130           |
| 2071-20-4-06-002          | 61,600         | 15,130           |
| 2071-20-4-06-021          | 61,600         | 15,130           |
| 2071-20-4-06-023          | 61,600         | 15,130           |
| 2071-20-4-09-017          | 61,600         | 15,130           |

2071-20-4-09-018

61,600

15,130

**TOTAL**

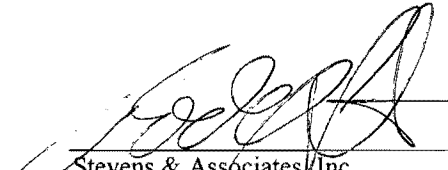
**\$1,478,400**

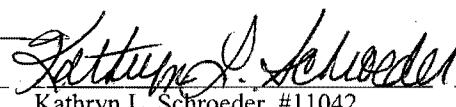
**\$363,120**


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 15 day of November 2011.

  
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