

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 74472</b>
Petitioner: <b>RICHMOND AMERICAN HOMES OF COLORADO INC</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: 2073-11-1-17-001+158**  
     **Category: Valuation/Protest Appeal      Property Type: Vacant Land**
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

**Total Value: \$5,094,538**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED this 15th day of August 2019.

**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.

*Gordana Katardzic*

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 74472  
STIPULATION as To Tax Year 2018 Actual Value**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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**RICHMOND AMERICAN HOMES OF COLORADO INC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2018 valuation of the property listed in this Petition and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as **VACANT LAND**.

A brief narrative as to why the reduction was made: Comparable market sales in relation to the stage of development for the subject parcels indicates that adjustment to this value is correct.

The parties have agreed that the 2018 actual value of the subject property should be reduced as follows:

	Schedule No	Original Value	New Value
1	2073-11-1-21-001	\$56,623	\$36,400
2	2073-11-1-21-002	\$56,623	\$36,400
3	2073-11-1-21-003	\$56,623	\$36,400
4	2073-11-1-21-004	\$56,623	\$36,400
5	2073-11-1-21-005	\$56,623	\$36,400
6	2073-11-1-21-006	\$56,623	\$36,400
7	2073-11-1-21-007	\$56,623	\$36,400
8	2073-11-1-21-008	\$56,623	\$36,400
9	2073-11-1-21-009	\$56,623	\$36,400
10	2073-11-2-21-005	\$56,623	\$36,400
11	2073-11-2-21-006	\$56,623	\$36,400
12	2073-11-2-22-001	\$56,623	\$36,400
13	2073-11-2-22-005	\$56,623	\$36,400
14	2073-11-1-17-001	\$49,238	\$31,653
15	2073-11-1-17-002	\$49,238	\$31,653
16	2073-11-1-17-003	\$49,238	\$31,653
17	2073-11-1-17-004	\$49,238	\$31,653
18	2073-11-1-17-005	\$49,238	\$31,653
19	2073-11-1-17-006	\$49,238	\$31,653
20	2073-11-1-17-007	\$49,238	\$31,653



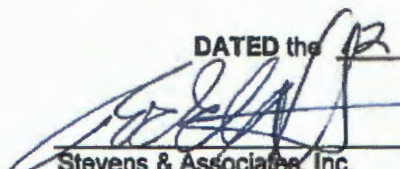
	<b>Schedule No</b>	<b>Original Value</b>	<b>New Value</b>
63	2073-11-1-19-005	\$49,238	\$31,653
64	2073-11-1-19-006	\$49,238	\$31,653
65	2073-11-1-19-007	\$49,238	\$31,653
66	2073-11-1-19-008	\$49,238	\$31,653
67	2073-11-1-19-009	\$49,238	\$31,653
68	2073-11-1-19-010	\$49,238	\$31,653
69	2073-11-1-19-011	\$49,238	\$31,653
70	2073-11-1-19-012	\$49,238	\$31,653
71	2073-11-1-19-013	\$49,238	\$31,653
72	2073-11-1-19-014	\$49,238	\$31,653
73	2073-11-1-19-015	\$49,238	\$31,653
74	2073-11-1-19-016	\$49,238	\$31,653
75	2073-11-1-19-017	\$49,238	\$31,653
76	2073-11-1-19-018	\$49,238	\$31,653
77	2073-11-1-19-022	\$49,238	\$31,653
78	2073-11-1-19-023	\$49,238	\$31,653
79	2073-11-1-19-024	\$49,238	\$31,653
80	2073-11-1-19-025	\$49,238	\$31,653
81	2073-11-1-19-026	\$49,238	\$31,653
82	2073-11-1-19-027	\$49,238	\$31,653
83	2073-11-1-20-001	\$49,238	\$31,653
84	2073-11-1-20-002	\$49,238	\$31,653
85	2073-11-1-20-003	\$49,238	\$31,653
86	2073-11-1-20-004	\$49,238	\$31,653
87	2073-11-1-20-005	\$49,238	\$31,653
88	2073-11-1-20-006	\$49,238	\$31,653
89	2073-11-1-20-007	\$49,238	\$31,653
90	2073-11-1-20-008	\$49,238	\$31,653
91	2073-11-2-18-001	\$49,238	\$31,653
92	2073-11-2-18-002	\$49,238	\$31,653
93	2073-11-2-18-003	\$49,238	\$31,653
94	2073-11-2-18-004	\$49,238	\$31,653
95	2073-11-2-18-005	\$49,238	\$31,653
96	2073-11-2-18-006	\$49,238	\$31,653
97	2073-11-2-18-007	\$49,238	\$31,653
98	2073-11-2-18-008	\$49,238	\$31,653
99	2073-11-2-18-009	\$49,238	\$31,653
100	2073-11-2-18-010	\$49,238	\$31,653
101	2073-11-2-18-011	\$49,238	\$31,653
102	2073-11-2-18-012	\$49,238	\$31,653
103	2073-11-2-18-013	\$49,238	\$31,653
104	2073-11-2-18-014	\$49,238	\$31,653

	Schedule No	Original Value	New Value
147	2073-11-2-20-007	\$49,238	\$31,653
148	2073-11-2-21-001	\$49,238	\$31,653
149	2073-11-2-21-002	\$49,238	\$31,653
150	2073-11-2-21-003	\$49,238	\$31,653
151	2073-11-2-21-004	\$49,238	\$31,653
152	2073-11-2-21-007	\$49,238	\$31,653
153	2073-11-2-21-008	\$49,238	\$31,653
154	2073-11-2-21-009	\$49,238	\$31,653
155	2073-11-2-21-010	\$49,238	\$31,653
156	2073-11-2-21-011	\$49,238	\$31,653
157	2073-11-2-22-002	\$49,238	\$31,653
158	2073-11-2-22-003	\$49,238	\$31,653
159	2073-11-2-22-004	\$49,238	\$31,653
		Original Value	New 2018 Value
	Total	\$7,924,847	\$5,094,538


The valuation, as established above, shall be binding only with respect to the tax year 2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioner agrees to waive the right to any further appeal for the assessment year covered by this Stipulation.

DATED the 12 day of August 2019.

  
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