

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75898
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 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.: 035156192+239
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$16,247,122
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 26th day of October 2020.

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

Martha Hernandez Sanchez
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 75898
STIPULATION as To Tax Years 2019/2020 Actual Value**

RICHMOND AMERICAN HOMES OF COLORADO INC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2019/2020 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 indicate that adjustment to this value is correct.

The parties have agreed that the 2019/2020 actual value of the subject property should be reduced as follows:

PARCEL NUMBER	Orig. Value	New Value
2071-28-1-20-001	\$67,825.00	\$60,616.00
2071-28-1-20-002	\$67,825.00	\$60,616.00
2071-28-1-20-003	\$67,825.00	\$60,616.00
2071-28-1-20-004	\$67,825.00	\$60,616.00
2071-28-1-20-005	\$67,825.00	\$60,616.00
2071-28-1-20-006	\$67,825.00	\$60,616.00
2071-28-1-20-007	\$67,825.00	\$60,616.00
2071-28-1-20-008	\$67,825.00	\$60,616.00
2071-28-1-20-009	\$67,825.00	\$60,616.00

2071-28-1-20-010	\$67,825.00	\$60,616.00
2071-28-1-20-011	\$67,825.00	\$60,616.00
2071-28-1-20-012	\$67,825.00	\$60,616.00
2071-28-1-20-013	\$67,825.00	\$60,616.00
2071-28-1-20-014	\$67,825.00	\$60,616.00
2071-28-1-20-015	\$67,825.00	\$60,616.00
2071-28-1-20-016	\$67,825.00	\$60,616.00
2071-28-1-20-017	\$67,825.00	\$60,616.00
2071-28-1-20-018	\$67,825.00	\$60,616.00
2071-28-1-20-019	\$67,825.00	\$60,616.00
2071-28-1-20-020	\$67,825.00	\$60,616.00
2071-28-1-20-021	\$67,825.00	\$60,616.00
2071-28-1-20-022	\$67,825.00	\$60,616.00
2071-28-1-20-023	\$67,825.00	\$60,616.00
2071-28-1-20-024	\$67,825.00	\$60,616.00
2071-28-1-20-025	\$67,825.00	\$60,616.00
2071-28-1-20-026	\$67,825.00	\$60,616.00
2071-28-1-20-027	\$67,825.00	\$60,616.00
2071-28-1-20-028	\$67,825.00	\$60,616.00
2071-28-1-20-029	\$67,825.00	\$60,616.00
2071-28-1-20-030	\$67,825.00	\$60,616.00
2071-28-1-20-031	\$67,825.00	\$60,616.00

2071-28-1-20-032	\$67,825.00	\$60,616.00
2071-28-1-20-033	\$67,825.00	\$60,616.00
2071-28-1-20-034	\$67,825.00	\$60,616.00
2071-28-1-20-035	\$67,825.00	\$60,616.00
2071-28-1-20-036	\$67,825.00	\$60,616.00
2071-28-1-20-037	\$67,825.00	\$60,616.00
2071-28-1-20-038	\$67,825.00	\$60,616.00
2071-28-1-20-039	\$67,825.00	\$60,616.00
2071-28-1-20-040	\$67,825.00	\$60,616.00
2071-28-1-20-041	\$67,825.00	\$60,616.00
2071-28-1-20-042	\$67,825.00	\$60,616.00
2071-28-1-20-043	\$67,825.00	\$60,616.00
2071-28-1-20-044	\$67,825.00	\$60,616.00
2071-28-1-21-001	\$67,825.00	\$60,616.00
2071-28-1-21-002	\$67,825.00	\$60,616.00
2071-28-1-21-003	\$67,825.00	\$60,616.00
2071-28-1-21-004	\$67,825.00	\$60,616.00
2071-28-1-21-005	\$67,825.00	\$60,616.00
2071-28-1-21-006	\$67,825.00	\$60,616.00
2071-28-1-21-007	\$67,825.00	\$60,616.00
2071-28-1-21-008	\$67,825.00	\$60,616.00
2071-28-1-21-009	\$67,825.00	\$60,616.00

2071-28-1-22-001	\$67,825.00	\$60,616.00
2071-28-1-22-002	\$67,825.00	\$60,616.00
2071-28-1-22-003	\$67,825.00	\$60,616.00
2071-28-1-22-004	\$67,825.00	\$60,616.00
2071-28-1-22-005	\$67,825.00	\$60,616.00
2071-28-1-22-006	\$67,825.00	\$60,616.00
2071-28-1-22-007	\$67,825.00	\$60,616.00
2071-28-1-22-008	\$67,825.00	\$60,616.00
2071-28-1-22-009	\$67,825.00	\$60,616.00
2071-28-1-22-010	\$67,825.00	\$60,616.00
2071-28-1-22-011	\$67,825.00	\$60,616.00
2071-28-1-22-012	\$67,825.00	\$60,616.00
2071-28-1-22-013	\$67,825.00	\$60,616.00
2071-28-1-22-014	\$67,825.00	\$60,616.00
2071-28-1-22-015	\$67,825.00	\$60,616.00
2071-28-1-22-016	\$67,825.00	\$60,616.00
2071-28-1-22-017	\$67,825.00	\$60,616.00
2071-28-1-22-018	\$67,825.00	\$60,616.00
2071-28-1-22-019	\$67,825.00	\$60,616.00
2071-28-1-22-020	\$67,825.00	\$60,616.00
2071-28-1-22-021	\$67,825.00	\$60,616.00
2071-28-1-22-022	\$67,825.00	\$60,616.00

2071-28-1-22-023	\$67,825.00	\$60,616.00
2071-28-1-22-024	\$67,825.00	\$60,616.00
2071-28-1-22-025	\$67,825.00	\$60,616.00
2071-28-1-22-026	\$67,825.00	\$60,616.00
2071-28-1-22-027	\$67,825.00	\$60,616.00
2071-28-2-30-001	\$125,000.00	\$125,000.00
2071-28-3-05-048	\$162,500.00	\$137,500.00
2071-28-3-09-034	\$137,798.00	\$137,798.00
2071-28-3-09-035	\$125,000.00	\$125,000.00
2071-28-3-09-044	\$125,000.00	\$125,000.00
2071-28-3-09-045	\$125,000.00	\$125,000.00
2071-28-3-09-049	\$125,000.00	\$125,000.00
2071-28-3-09-050	\$125,000.00	\$125,000.00
2071-28-3-09-051	\$125,000.00	\$125,000.00
2071-28-3-09-052	\$125,000.00	\$125,000.00
2071-28-3-09-053	\$125,000.00	\$125,000.00
2071-28-3-09-054	\$125,000.00	\$125,000.00
2071-28-3-09-055	\$125,000.00	\$125,000.00
2071-28-3-09-056	\$125,000.00	\$125,000.00
2071-28-3-09-057	\$125,000.00	\$125,000.00
2071-28-3-09-058	\$125,000.00	\$125,000.00
2071-28-3-09-060	\$125,000.00	\$125,000.00

2071-28-3-10-007	\$125,000.00	\$125,000.00
2071-28-3-10-008	\$125,000.00	\$125,000.00
2071-28-3-10-009	\$125,000.00	\$125,000.00
2071-28-3-11-003	\$125,000.00	\$125,000.00
2071-28-3-11-005	\$125,000.00	\$125,000.00
2071-28-3-11-016	\$125,000.00	\$125,000.00
2071-28-3-11-018	\$125,000.00	\$125,000.00
2071-28-3-11-019	\$125,000.00	\$125,000.00
2071-28-3-11-020	\$125,000.00	\$125,000.00
2071-28-4-05-005	\$67,825.00	\$60,616.00
2071-28-4-05-006	\$67,825.00	\$60,616.00
2071-28-4-05-007	\$67,825.00	\$60,616.00
2071-28-4-05-008	\$67,825.00	\$60,616.00
2071-28-4-05-009	\$67,825.00	\$60,616.00
2071-28-4-05-010	\$67,825.00	\$60,616.00
2071-28-4-05-011	\$67,825.00	\$60,616.00
2071-28-4-05-012	\$67,825.00	\$60,616.00
2071-28-4-05-013	\$67,825.00	\$60,616.00
2071-28-4-05-014	\$67,825.00	\$60,616.00
2071-28-4-05-015	\$67,825.00	\$60,616.00
2071-28-4-05-016	\$67,825.00	\$60,616.00
2071-28-4-05-017	\$67,825.00	\$60,616.00

2071-28-4-05-018	\$67,825.00	\$60,616.00
2071-28-4-05-019	\$67,825.00	\$60,616.00
2071-28-4-05-020	\$67,825.00	\$60,616.00
2071-28-4-05-021	\$67,825.00	\$60,616.00
2071-28-4-05-022	\$67,825.00	\$60,616.00
2071-28-4-05-023	\$67,825.00	\$60,616.00
2071-28-4-05-024	\$67,825.00	\$60,616.00
2071-28-4-05-025	\$67,825.00	\$60,616.00
2071-28-4-05-026	\$67,825.00	\$60,616.00
2071-28-4-05-027	\$67,825.00	\$60,616.00
2071-28-4-05-028	\$67,825.00	\$60,616.00
2071-28-4-05-029	\$67,825.00	\$60,616.00
2071-28-4-05-030	\$67,825.00	\$60,616.00
2071-28-4-05-031	\$67,825.00	\$60,616.00
2071-28-4-05-032	\$67,825.00	\$60,616.00
2071-28-4-05-033	\$67,825.00	\$60,616.00
2071-28-4-05-034	\$67,825.00	\$60,616.00
2071-28-4-05-035	\$67,825.00	\$60,616.00
2071-28-4-05-036	\$67,825.00	\$60,616.00
2071-28-4-05-037	\$67,825.00	\$60,616.00
2071-28-4-05-038	\$67,825.00	\$60,616.00
2071-28-4-05-039	\$67,825.00	\$60,616.00

2071-28-4-05-040	\$67,825.00	\$60,616.00
2071-28-4-05-041	\$67,825.00	\$60,616.00
2071-28-4-05-042	\$67,825.00	\$60,616.00
2071-28-4-05-043	\$67,825.00	\$60,616.00
2071-28-4-05-044	\$67,825.00	\$60,616.00
2071-28-4-05-045	\$67,825.00	\$60,616.00
2071-28-4-05-046	\$67,825.00	\$60,616.00
2071-28-4-05-047	\$67,825.00	\$60,616.00
2071-28-4-05-048	\$67,825.00	\$60,616.00
2071-28-4-05-049	\$67,825.00	\$60,616.00
2071-28-4-06-001	\$67,825.00	\$60,616.00
2071-28-4-06-002	\$67,825.00	\$60,616.00
2071-28-4-06-003	\$67,825.00	\$60,616.00
2071-28-4-06-004	\$67,825.00	\$60,616.00
2071-28-4-06-005	\$67,825.00	\$60,616.00
2071-28-4-06-006	\$67,825.00	\$60,616.00
2071-28-4-06-007	\$67,825.00	\$60,616.00
2071-28-4-06-008	\$67,825.00	\$60,616.00
2071-28-4-06-009	\$67,825.00	\$60,616.00
2071-28-4-06-010	\$67,825.00	\$60,616.00
2071-28-4-06-011	\$67,825.00	\$60,616.00
2071-28-4-06-012	\$67,825.00	\$60,616.00

2071-28-4-06-013	\$67,825.00	\$60,616.00
2071-28-4-06-014	\$67,825.00	\$60,616.00
2071-28-4-06-015	\$67,825.00	\$60,616.00
2071-28-4-06-016	\$67,825.00	\$60,616.00
2071-28-4-06-017	\$67,825.00	\$60,616.00
2071-28-4-06-018	\$67,825.00	\$60,616.00
2071-28-4-06-019	\$67,825.00	\$60,616.00
2071-28-4-06-020	\$67,825.00	\$60,616.00
2071-28-4-06-021	\$67,825.00	\$60,616.00
2071-28-4-06-022	\$67,825.00	\$60,616.00
2071-28-4-06-023	\$67,825.00	\$60,616.00
2071-28-4-06-024	\$67,825.00	\$60,616.00
2071-28-4-06-025	\$67,825.00	\$60,616.00
2071-28-4-06-026	\$67,825.00	\$60,616.00
2071-28-4-06-027	\$67,825.00	\$60,616.00
2071-28-4-06-028	\$67,825.00	\$60,616.00
2071-28-4-06-029	\$67,825.00	\$60,616.00
2071-28-4-06-030	\$67,825.00	\$60,616.00
2071-28-4-06-031	\$67,825.00	\$60,616.00
2071-28-4-07-001	\$67,825.00	\$60,616.00
2071-28-4-07-002	\$67,825.00	\$60,616.00
2071-28-4-07-003	\$67,825.00	\$60,616.00

2071-28-4-07-004	\$67,825.00	\$60,616.00
2071-28-4-07-005	\$67,825.00	\$60,616.00
2071-28-4-07-006	\$67,825.00	\$60,616.00
2071-28-4-07-007	\$67,825.00	\$60,616.00
2071-28-4-07-008	\$67,825.00	\$60,616.00
2071-28-4-07-009	\$67,825.00	\$60,616.00
2071-28-4-07-010	\$67,825.00	\$60,616.00
2071-28-4-07-011	\$67,825.00	\$60,616.00
2071-28-4-07-012	\$67,825.00	\$60,616.00
2071-28-4-07-013	\$67,825.00	\$60,616.00
2071-28-4-07-014	\$67,825.00	\$60,616.00
2071-28-4-07-015	\$67,825.00	\$60,616.00
2071-28-4-07-016	\$67,825.00	\$60,616.00
2071-28-4-07-017	\$67,825.00	\$60,616.00
2071-28-4-07-018	\$67,825.00	\$60,616.00
2071-28-4-07-019	\$67,825.00	\$60,616.00
2071-28-4-07-020	\$67,825.00	\$60,616.00
2071-28-4-07-021	\$67,825.00	\$60,616.00
2071-28-4-07-022	\$67,825.00	\$60,616.00
2071-28-4-07-023	\$67,825.00	\$60,616.00
2071-28-4-07-024	\$67,825.00	\$60,616.00
2071-28-4-07-025	\$67,825.00	\$60,616.00

2071-28-4-08-001	\$67,825.00	\$60,616.00
2071-28-4-08-002	\$67,825.00	\$60,616.00
2071-28-4-08-003	\$67,825.00	\$60,616.00
2071-28-4-08-004	\$67,825.00	\$60,616.00
2071-28-4-08-005	\$67,825.00	\$60,616.00
2071-28-4-08-006	\$67,825.00	\$60,616.00
2071-28-4-08-007	\$67,825.00	\$60,616.00
2071-28-4-08-008	\$67,825.00	\$60,616.00
2071-28-4-08-009	\$67,825.00	\$60,616.00
2071-28-4-08-010	\$67,825.00	\$60,616.00
2071-28-4-08-011	\$67,825.00	\$60,616.00
2071-28-4-08-012	\$67,825.00	\$60,616.00
2071-28-4-08-013	\$67,825.00	\$60,616.00
2071-28-4-08-014	\$67,825.00	\$60,616.00
2071-28-4-08-015	\$67,825.00	\$60,616.00
2071-28-4-08-016	\$67,825.00	\$60,616.00
2071-28-4-08-017	\$67,825.00	\$60,616.00
2071-28-4-08-018	\$67,825.00	\$60,616.00
2071-28-4-08-019	\$67,825.00	\$60,616.00
2071-28-4-08-020	\$67,825.00	\$60,616.00
2071-28-4-08-021	\$67,825.00	\$60,616.00
2071-28-4-08-022	\$67,825.00	\$60,616.00

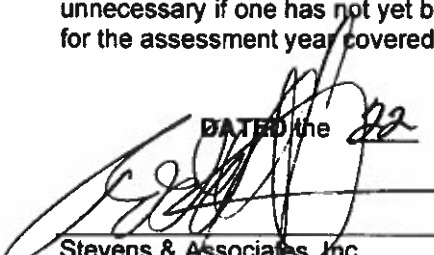
2071-28-4-08-023	\$67,825.00	\$60,616.00
2071-28-4-08-024	\$67,825.00	\$60,616.00
2071-28-4-08-025	\$67,825.00	\$60,616.00
2071-28-4-08-026	\$67,825.00	\$60,616.00
2071-28-4-08-027	\$67,825.00	\$60,616.00
2071-28-4-08-028	\$67,825.00	\$60,616.00
2071-28-4-08-029	\$67,825.00	\$60,616.00
2071-28-4-08-031	\$67,825.00	\$60,616.00
2071-28-4-08-031	\$67,825.00	\$60,616.00
2071-28-4-08-032	\$67,825.00	\$60,616.00
2071-28-4-08-033	\$67,825.00	\$60,616.00

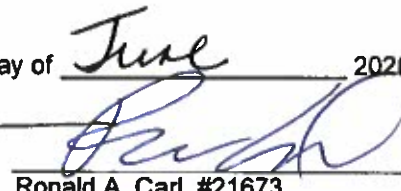
TOTAL: \$17,814,848 \$16,247,122


The valuation, as established above, shall be binding only with respect to the tax years 2019/2020. 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 22 day of June, 2020.


Stevens & Associates, Inc.
Todd Stevens
10303 Dry Creek Rd., Suite 240
Englewood, CO 80112
(303) 347-1878


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


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