

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

VILLAGE HOMES OF COLORADO, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Todd J. Stevens, President
Address: 7950 S. Lincoln Street, Suite 110
Littleton, Colorado 80122
Phone Number: (303) 347-1878
E-mail:
Attorney Registration No.:

Docket Number: 37484

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:

SEE ATTACHED STIPULATION.

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

SEE ATTACHED STIPULATION.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change her records accordingly.

DATED/MAILED this 2nd day of October, 2001.

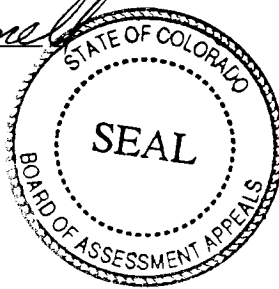
This decision was put on the record

October 1, 2001

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

Penny S. Bunnell
Penny S. Bunnell

Docket Number 37484



BOARD OF ASSESSMENT APPEALS

Karen E. Hart

Karen E. Hart

Mark R. Linné

Mark R. Linné

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: VILLAGE HOMES OF COLORADO, INC., v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
Attorney for Respondent: LANCE J. INGALLS Assistant County Attorney Office of the County Attorney Douglas County, Colorado 100 Third Street Castle Rock, Colorado 80104 Phone Number: 303-660-7414 FAX Number: 303-688-6596 E-mail: attorney@douglas.co.us Atty. Reg. #: 24607	
STIPULATION (As to Tax Year 2000 Actual Values)	

Docket Number: 37484

Schedule Nos.:
0421128+216
 OCT 1 11 12:55
 BOARD OF ASSESSMENT APPEALS

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2000 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2000.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2000 actual values of the subject properties, as also shown on Attachment A.


6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2000.


7. Brief Narrative as to why the reductions were made:

Further review of sell-out period and market value discount rate data warranted a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 25, 2001 at 8:30 a.m. be vacated.

DATED this 26 day of September, 2001.


TODD J. STEVENS
Agent for Petitioner
Stevens & Associates Cost Reduction
Specialists, Inc.
7950 South Lincoln Street, Suite 110
Littleton, CO 80122
303-347-1878


LANCE J. INGALLS, #24607
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 37484

DOCKET NO. 37484

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0421128	\$26,170	\$26,170	\$25,165
0421129	\$26,170	\$26,170	\$25,165
0421130	\$26,170	\$26,170	\$25,165
0421131	\$26,170	\$26,170	\$25,165
0421132	\$26,170	\$26,170	\$25,165
0421133	\$26,170	\$26,170	\$25,165
0421134	\$26,170	\$26,170	\$25,165
0421135	\$26,170	\$26,170	\$25,165
0421136	\$26,170	\$26,170	\$25,165
0421137	\$26,170	\$26,170	\$25,165
0421138	\$26,170	\$26,170	\$25,165
0421139	\$26,170	\$26,170	\$25,165
0421140	\$26,170	\$26,170	\$25,165
0421141	\$26,170	\$26,170	\$25,165
0421142	\$26,170	\$26,170	\$25,165
0421143	\$26,170	\$26,170	\$25,165
0421144	\$26,170	\$26,170	\$25,165
0421145	\$26,170	\$26,170	\$25,165
0421146	\$26,170	\$26,170	\$25,165
0421147	\$26,170	\$26,170	\$25,165
0421200	\$26,170	\$26,170	\$25,165
0421201	\$26,170	\$26,170	\$25,165
0421202	\$26,170	\$26,170	\$25,166
0421203	\$26,170	\$26,170	\$25,165
0421204	\$26,170	\$26,170	\$25,165
0421205	\$26,170	\$26,170	\$25,165
0423857	\$26,170	\$26,170	\$25,165
0423858	\$26,170	\$26,170	\$25,165
0421553	\$4,785	\$4,785	\$3,600
0421557	\$4,785	\$4,785	\$3,600
0421562	\$4,785	\$4,785	\$3,600
0421563	\$4,785	\$4,785	\$3,600
0421565	\$4,785	\$4,785	\$3,600
0421567	\$4,785	\$4,785	\$3,600
0421568	\$4,785	\$4,785	\$3,600
0421569	\$4,785	\$4,785	\$3,600
0421570	\$4,785	\$4,785	\$3,600
0421571	\$4,785	\$4,785	\$3,600
0421572	\$4,785	\$4,785	\$3,600
0421574	\$4,785	\$4,785	\$3,600
0421575	\$4,785	\$4,785	\$3,600
0421577	\$4,785	\$4,785	\$3,600
0421600	\$4,785	\$4,785	\$3,600

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PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0421602	\$4,785	\$4,785	\$3,600
0421605	\$4,785	\$4,785	\$3,600
0421606	\$4,785	\$4,785	\$3,600
0421617	\$4,785	\$4,785	\$3,600
0421618	\$4,785	\$4,785	\$3,600
0421620	\$4,785	\$4,785	\$3,600
0421622	\$4,785	\$4,785	\$3,600
0421623	\$4,785	\$4,785	\$3,600
0421626	\$4,785	\$4,785	\$3,600
0421628	\$4,785	\$4,785	\$3,600
0421630	\$4,785	\$4,785	\$3,600
0421631	\$4,785	\$4,785	\$3,600
0421634	\$4,785	\$4,785	\$3,600
0421636	\$4,785	\$4,785	\$3,600
0421672	\$4,785	\$4,785	\$3,600
0421673	\$4,785	\$4,785	\$3,600
0421682	\$4,785	\$4,785	\$3,600
0421683	\$4,785	\$4,785	\$3,600
0421685	\$4,785	\$4,785	\$3,600
0421688	\$4,785	\$4,785	\$3,600
0421692	\$4,785	\$4,785	\$3,600
0421694	\$4,785	\$4,785	\$3,600
0421696	\$4,785	\$4,785	\$3,600
0421700	\$4,785	\$4,785	\$3,600
0421703	\$4,785	\$4,785	\$3,600
0421714	\$4,785	\$4,785	\$3,600
0421722	\$4,785	\$4,785	\$3,600
0421724	\$4,785	\$4,785	\$3,600
0421727	\$4,785	\$4,785	\$3,600
0421750	\$4,785	\$4,785	\$3,600
0421751	\$4,785	\$4,785	\$3,600
0421753	\$4,785	\$4,785	\$3,600
0421754	\$4,785	\$4,785	\$3,600
0421757	\$4,785	\$4,785	\$3,600
0421761	\$4,785	\$4,785	\$3,600
0421764	\$4,785	\$4,785	\$3,600
0421766	\$4,785	\$4,785	\$3,600
0421768	\$4,785	\$4,785	\$3,600
0421771	\$4,785	\$4,785	\$3,600
0421774	\$4,785	\$4,785	\$3,600
0421778	\$4,785	\$4,785	\$3,600
0421782	\$4,785	\$4,785	\$3,600
0421785	\$4,785	\$4,785	\$3,600
0421789	\$4,785	\$4,785	\$3,600
0421793	\$4,785	\$4,785	\$3,600

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PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0421795	\$4,785	\$4,785	\$3,600
0421796	\$4,785	\$4,785	\$3,600
0421797	\$4,785	\$4,785	\$3,600
0421799	\$4,785	\$4,785	\$3,600
0421805	\$4,785	\$4,785	\$3,600
0421806	\$4,785	\$4,785	\$3,600
0421807	\$4,785	\$4,785	\$3,600
0421808	\$4,785	\$4,785	\$3,600
0421809	\$4,785	\$4,785	\$3,600
0421810	\$4,785	\$4,785	\$3,600
0421811	\$4,785	\$4,785	\$3,600
0421812	\$4,785	\$4,785	\$3,600
0421813	\$4,785	\$4,785	\$3,600
0421814	\$4,785	\$4,785	\$3,600
0421816	\$4,785	\$4,785	\$3,600
0421818	\$4,785	\$4,785	\$3,600
0421819	\$4,785	\$4,785	\$3,600
0421821	\$4,785	\$4,785	\$3,600
0421822	\$4,785	\$4,785	\$3,600
0421824	\$4,785	\$4,785	\$3,600
0421826	\$4,785	\$4,785	\$3,600
0421827	\$4,785	\$4,785	\$3,600
0421869	\$4,785	\$4,785	\$3,600
0421877	\$4,785	\$4,785	\$3,600
0421880	\$4,785	\$4,785	\$3,600
0421883	\$4,785	\$4,785	\$3,600
0421886	\$4,785	\$4,785	\$3,600
0421888	\$4,785	\$4,785	\$3,600
0421895	\$4,785	\$4,785	\$3,600
0421898	\$4,785	\$4,785	\$3,600
0421899	\$4,785	\$4,785	\$3,600
0421902	\$4,785	\$4,785	\$3,600
0421904	\$4,785	\$4,785	\$3,600
0421907	\$4,785	\$4,785	\$3,600
0421909	\$4,785	\$4,785	\$3,600
0421911	\$4,785	\$4,785	\$3,600
0421913	\$4,785	\$4,785	\$3,600
0421915	\$4,785	\$4,785	\$3,600
0421918	\$4,785	\$4,785	\$3,600
0421920	\$4,785	\$4,785	\$3,600
0421922	\$4,785	\$4,785	\$3,600
0421924	\$4,785	\$4,785	\$3,600
0421944	\$4,785	\$4,785	\$3,600

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PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0421945	\$4,785	\$4,785	\$3,600
0421946	\$4,785	\$4,785	\$3,600
0421947	\$4,785	\$4,785	\$3,600
0421948	\$4,785	\$4,785	\$3,600
0421949	\$4,785	\$4,785	\$3,600
0421950	\$4,785	\$4,785	\$3,600
0421951	\$4,785	\$4,785	\$3,600
0421953	\$4,785	\$4,785	\$3,600
0421954	\$4,785	\$4,785	\$3,600
0421956	\$4,785	\$4,785	\$3,600
0421957	\$4,785	\$4,785	\$3,600
0421959	\$4,785	\$4,785	\$3,600
0421960	\$4,785	\$4,785	\$3,600
0421961	\$4,785	\$4,785	\$3,600
0421962	\$4,785	\$4,785	\$3,600
0421964	\$4,785	\$4,785	\$3,600
0421965	\$4,785	\$4,785	\$3,600
0421966	\$4,785	\$4,785	\$3,600
0421967	\$4,785	\$4,785	\$3,600
0421969	\$4,785	\$4,785	\$3,600
0421971	\$4,785	\$4,785	\$3,600
0421972	\$4,785	\$4,785	\$3,600
0421974	\$4,785	\$4,785	\$3,600
0421976	\$4,785	\$4,785	\$3,600
0421978	\$4,785	\$4,785	\$3,600
0421979	\$4,785	\$4,785	\$3,600
0421981	\$4,785	\$4,785	\$3,600
0421983	\$4,785	\$4,785	\$3,600
0421985	\$4,785	\$4,785	\$3,600
0421986	\$4,785	\$4,785	\$3,600
0421988	\$4,785	\$4,785	\$3,600
0421991	\$4,785	\$4,785	\$3,600
0421992	\$4,785	\$4,785	\$3,600
0421993	\$4,785	\$4,785	\$3,600
0421994	\$4,785	\$4,785	\$3,600
0421995	\$4,785	\$4,785	\$3,600
0421996	\$4,785	\$4,785	\$3,600
0421997	\$4,785	\$4,785	\$3,600
0421998	\$4,785	\$4,785	\$3,600
0422000	\$4,785	\$4,785	\$3,600
0422002	\$4,785	\$4,785	\$3,600
0422003	\$4,785	\$4,785	\$3,600
0422005	\$4,785	\$4,785	\$3,600
0422007	\$4,785	\$4,785	\$3,600
0422008	\$4,785	\$4,785	\$3,600

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PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0422009	\$4,785	\$4,785	\$3,600
0422012	\$4,785	\$4,785	\$3,600
0422014	\$4,785	\$4,785	\$3,600
0422016	\$4,785	\$4,785	\$3,600
0422017	\$4,785	\$4,785	\$3,600
0399841	\$29,908	\$29,908	\$26,915
0399843	\$29,908	\$29,908	\$26,915
0399873	\$29,908	\$29,908	\$26,915
0399874	\$29,908	\$29,908	\$26,915
0399878	\$29,908	\$29,908	\$26,915
0399884	\$29,908	\$29,908	\$26,915
0399885	\$29,908	\$29,908	\$26,915
0399904	\$29,908	\$29,908	\$26,915
0399914	\$29,908	\$29,908	\$26,915
0399915	\$29,908	\$29,908	\$26,915
0399916	\$29,908	\$29,908	\$26,915
0399917	\$29,908	\$29,908	\$26,915
0399918	\$29,908	\$29,908	\$26,915
0399919	\$29,908	\$29,908	\$26,915
0399920	\$29,908	\$29,908	\$26,915
0399921	\$29,908	\$29,908	\$26,915
0399922	\$29,908	\$29,908	\$26,915
0399923	\$29,908	\$29,908	\$26,915
0399985	\$40,495	\$40,495	\$32,397
0399996	\$40,495	\$40,495	\$32,397
0399998	\$40,495	\$40,495	\$32,397
0399999	\$40,495	\$40,495	\$32,397
0400000	\$40,495	\$40,495	\$32,397
0400001	\$40,495	\$40,495	\$32,397
0400002	\$40,495	\$40,495	\$32,397
0400003	\$40,495	\$40,495	\$32,397
0400006	\$40,495	\$40,495	\$32,397
0399946	\$40,495	\$40,495	\$32,397
0399947	\$40,495	\$40,495	\$32,397
0399948	\$40,495	\$40,495	\$32,397
0399951	\$40,495	\$40,495	\$32,397
0399952	\$40,495	\$40,495	\$32,397
0421668	\$4,785	\$4,785	\$3,600
0421674	\$4,785	\$4,785	\$3,600
0421989	\$4,785	\$4,785	\$3,600