

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THE RYLAND GROUP, INC.,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Stevens & Associates</p> <p>Address: 7950 S. Lincoln Street, Suite 110 Littleton, Colorado 80122</p> <p>Phone Number: 303-347-1878</p>	<p>Docket Number: 38828</p>
<p>ORDER ON STIPULATION</p>	

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 Nos.: See Attached Stipulation

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 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 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 25th day of January, 2003.

This decision was put on the record

January 24, 2003

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Penny S. Lowenthal
Penny S. Lowenthal

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBERS 38828**

STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)

THE RYLAND GROUP INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject properties are classified as vacant land; RA's 4336+ 112. See Schedule numbers below.

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

The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

Parcel #	2001 CBOE Value	Stipulated Value
2073-01-2-15-001	\$15,466	\$12,500
2073-01-2-15-002	\$15,466	\$12,500
2073-01-2-15-003	\$15,466	\$12,500
2073-01-2-15-004	\$15,466	\$12,500
2073-01-2-15-005	\$15,466	\$12,500
2073-01-2-15-006	\$15,466	\$12,500
2073-01-2-15-007	\$15,466	\$12,500
2073-01-3-26-001	\$15,466	\$12,500
2073-01-3-26-002	\$15,466	\$12,500
2073-01-3-26-003	\$15,466	\$12,500
2073-01-3-26-004	\$15,466	\$12,500
2073-01-3-26-005	\$15,466	\$12,500
2073-01-3-26-006	\$15,466	\$12,500

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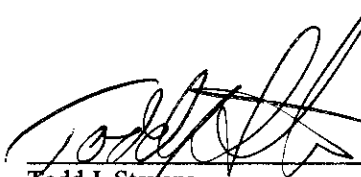
Parcel #	2001 CBOE Value	Stipulated Value
2073-01-3-26-007	\$15,466	\$12,500
2073-01-3-26-008	\$15,466	\$12,500
2073-01-3-26-009	\$15,466	\$12,500
2073-01-3-26-010	\$15,466	\$12,500
2073-01-3-26-011	\$15,466	\$12,500
2073-01-3-26-012	\$15,466	\$12,500
2073-01-3-26-013	\$15,466	\$12,500
2073-01-3-26-014	\$15,466	\$12,500
2073-01-3-26-015	\$15,466	\$12,500
2073-01-3-26-016	\$15,466	\$12,500
2073-01-3-26-017	\$15,466	\$12,500
2073-01-3-26-018	\$15,466	\$12,500
2073-01-3-26-019	\$15,466	\$12,500
2073-01-3-26-020	\$15,466	\$12,500
2073-01-3-26-021	\$15,466	\$12,500
2073-01-3-26-022	\$15,466	\$12,500
2073-01-3-26-023	\$15,466	\$12,500
2073-01-3-26-024	\$15,466	\$12,500
2073-01-3-26-025	\$15,466	\$12,500
2073-01-3-26-026	\$15,466	\$12,500
2073-01-3-26-027	\$15,466	\$12,500
2073-01-3-26-028	\$15,466	\$12,500
2073-01-3-26-029	\$15,466	\$12,500
2073-01-3-26-030	\$15,466	\$12,500
2073-01-3-26-031	\$15,466	\$12,500
2073-01-3-26-032	\$15,466	\$12,500
2073-01-3-26-033	\$15,466	\$12,500
2073-01-3-26-034	\$15,466	\$12,500
2073-01-3-26-035	\$15,466	\$12,500
2073-01-3-26-036	\$15,466	\$12,500
2073-01-3-26-037	\$15,466	\$12,500
2073-01-3-26-038	\$15,466	\$12,500
2073-01-3-26-039	\$15,466	\$12,500
2073-01-3-26-040	\$15,466	\$12,500
2073-01-3-26-041	\$15,466	\$12,500
2073-01-3-27-001	\$15,466	\$12,500
2073-01-3-27-002	\$15,466	\$12,500
2073-01-3-27-003	\$15,466	\$12,500
2073-01-3-27-004	\$15,466	\$12,500
2073-01-3-27-005	\$15,466	\$12,500
2073-01-3-27-006	\$15,466	\$12,500
2073-01-3-27-007	\$15,466	\$12,500
2073-01-3-28-001	\$15,466	\$12,500

Parcel #	2001 CBOE Value	Stipulated Value
2073-01-3-28-002	\$15,466	\$12,500
2073-01-3-28-003	\$15,466	\$12,500
2073-01-3-28-004	\$15,466	\$12,500
2073-01-3-28-005	\$15,466	\$12,500
2073-01-3-28-006	\$15,466	\$12,500
2073-01-3-28-007	\$15,466	\$12,500
2073-01-3-28-008	\$15,466	\$12,500
2073-01-3-28-009	\$15,466	\$12,500
2073-01-3-28-010	\$15,466	\$12,500
2073-01-3-28-011	\$15,466	\$12,500
2073-01-3-28-012	\$15,466	\$12,500
2073-01-3-29-001	\$15,466	\$12,500
2073-01-3-29-002	\$15,466	\$12,500
2073-01-3-29-003	\$15,466	\$12,500
2073-01-3-29-004	\$15,466	\$12,500
2073-01-3-29-005	\$15,466	\$12,500
2073-01-3-29-006	\$15,466	\$12,500
2073-01-3-29-007	\$15,466	\$12,500
2073-01-3-29-008	\$15,466	\$12,500
2073-01-3-29-009	\$15,466	\$12,500
2073-01-3-29-010	\$15,466	\$12,500
2073-01-3-29-011	\$15,466	\$12,500
2073-01-3-29-012	\$15,466	\$12,500
2073-01-3-29-013	\$15,466	\$12,500
2073-01-3-29-014	\$15,466	\$12,500
2073-01-3-29-015	\$15,466	\$12,500
2073-01-3-29-016	\$15,466	\$12,500
2073-01-3-29-017	\$15,466	\$12,500
2073-01-3-29-018	\$15,466	\$12,500
2073-01-3-29-019	\$15,466	\$12,500
2073-01-3-29-020	\$15,466	\$12,500
2073-01-3-29-021	\$15,466	\$12,500
2073-01-3-29-022	\$15,466	\$12,500
2073-01-3-29-023	\$15,466	\$12,500
2073-01-3-29-024	\$15,466	\$12,500
2073-01-3-29-025	\$15,466	\$12,500
2073-01-3-29-026	\$15,466	\$12,500
2073-01-3-29-027	\$15,466	\$12,500
2073-01-3-29-028	\$15,466	\$12,500
2073-01-3-29-029	\$15,466	\$12,500
2073-01-3-29-030	\$15,466	\$12,500
2073-01-3-29-031	\$15,466	\$12,500
2073-01-3-29-032	\$15,466	\$12,500

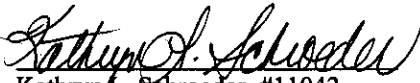
Parcel #	2001 CBOE Value	Stipulated Value
2073-01-3-29-033	\$15,466	\$12,500
2073-01-3-29-034	\$15,466	\$12,500
2073-01-3-30-001	\$15,466	\$12,500
2073-01-3-30-002	\$15,466	\$12,500
2073-01-3-30-003	\$15,466	\$12,500
2073-01-3-30-004	\$15,466	\$12,500
2073-01-3-30-005	\$15,466	\$12,500
2073-01-3-30-006	\$15,466	\$12,500
2073-01-3-30-007	\$15,466	\$12,500
2073-01-3-30-008	\$15,466	\$12,500
2073-01-3-30-009	\$15,466	\$12,500
2073-01-3-30-010	\$15,466	\$12,500
2073-01-3-30-011	\$15,466	\$12,500
2073-01-3-30-012	\$15,466	\$12,500
	<u>\$1,747,658</u>	<u>\$1,412,500</u>

The Board concurs with the Stipulation.

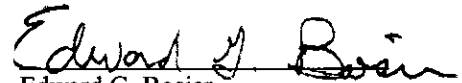
DATED this 22nd day of JAN 2003.



Todd J. Stevens
Steven & Associates
7950 S. Lincoln St., #110
Littleton, CO 80122



Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639



Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600

Docket # 38828