

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>MELODY HOMES, INC.</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Stevens &amp; Associates</p> <p>Address: 8005 S. Chester St., Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p> <p>Attorney Reg. No.:</p>	<p><b>Docket Number: 38829</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 2073-21-3-07-032 + 102**

**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:

Reference 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.

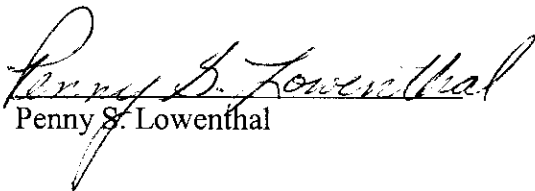
The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 17<sup>th</sup> day of January, 2003.


This decision was put on the record

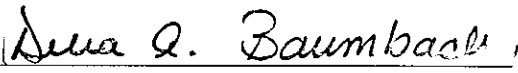
January 16, 2003

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

  
Penny S. Lowenthal

**BOARD OF ASSESSMENT APPEALS**

  
Karen E. Hart  
Karen E. Hart

  
Debra A. Baumbach  
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBERS 38829**

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

**MELODY HOMES INC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION**

Respondent.

03 JAN 15 PM 12:07  
CLERK OF DISTRICT COURT  
ARAPAHOE COUNTY

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 4336-753 +102. See Schedule numbers below.

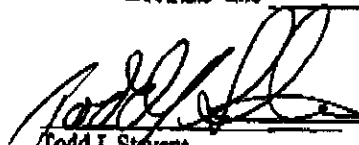
A brief narrative as to why the reduction was made: Analyzed market information and developer's discount.

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

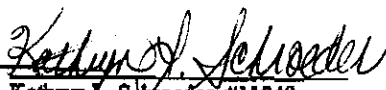
Schedule Numbers	2001 Actual County Value	2001 Stipulated Value
2073-21-3-07-032 thru 054	\$38,475	\$33,500 <i>The Frame Army</i>
2073-21-3-09-001 thru 012	\$38,475	\$33,500
2073-21-3-10-001 thru 020	\$38,475	\$33,500
2073-21-3-10-022	\$38,475	\$33,500
2073-21-3-11-001 thru 012	\$38,475	\$33,500
2073-21-3-12-001 thru 013	\$38,475	\$33,500
2073-21-3-12-021	\$38,475	\$33,500
2073-21-3-13-001 thru 021	\$38,475	\$33,500
<b>TOTAL</b>	<b>\$3,962,925</b>	<b>\$3,450,500</b>

The Board concurs with the Stipulation.

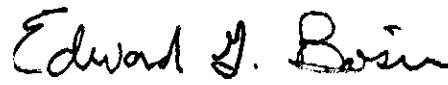
DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2002.



Todd J. Stevens  
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Littleton, CO 80122



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



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

Docket # 38829