

<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>OAKWOOD DEVELOPMENT CO LLC,</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: Thomas E. Downey, Jr., Esq. Downey &amp; Knickrehm</p> <p>Address: 733 E. Eighth Avenue Denver, Colorado 80203</p> <p>Phone Number: 303-813-1111</p> <p>Attorney Reg. No.: 9686</p>	<p><b>Docket Number: 38921</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.: See Attached List**

**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 List

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 19<sup>th</sup> day of October, 2002.

This decision was put on the record

October 18, 2002

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

Marian F. Brennan  
Marian F. Brennan

**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 38921**

---

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

---

**OAKWOOD DEVELOPMENT CO LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION**

Respondent.

---

RECEIVED  
12 OCT 18 PM 12:06  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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 4343-005 + 171. See Schedule numbers below.

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

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

<b>Schedule numbers</b>	<b>2001 Actual County Value</b>	<b>2001 Stipulated Value</b>
2073-21-2-40-005	\$42,525	\$37,470
2075-21-2-40-004	\$42,525	\$37,470
2073-21-2-40-003	\$42,525	\$37,470
2073-21-2-40-002	\$42,525	\$37,470
2073-21-2-40-019	\$42,525	\$37,470
2073-21-2-40-018	\$42,525	\$37,470
2073-21-2-40-017	\$42,525	\$37,470
2073-21-2-40-016	\$42,525	\$37,470
2073-21-2-40-015	\$42,525	\$37,470
2073-21-2-40-014	\$42,525	\$37,470
2073-21-3-23-033	\$42,525	\$37,470

<b>Schedule numbers</b>	<b>2001 Actual County Value</b>	<b>2001 Stipulated Value</b>
2073-21-3-23-028	\$42,525	\$37,470
2073-21-3-23-032	\$42,525	\$37,470
2073-21-3-23-027	\$42,525	\$37,470
2073-21-3-23-026	\$42,525	\$37,470
2073-21-3-23-025	\$42,525	\$37,470
2073-21-3-23-024	\$42,525	\$37,470
2073-21-3-23-023	\$42,525	\$37,470
2073-21-3-23-022	\$42,525	\$37,470
2073-21-3-23-021	\$42,525	\$37,470
2073-21-3-20-005	\$42,525	\$37,470
2073-21-3-20-001	\$42,525	\$37,470
2073-21-3-20-002	\$42,525	\$37,470
2073-21-3-20-003	\$42,525	\$37,470
2073-21-3-20-004	\$42,525	\$37,470
2073-21-3-19-006	\$42,525	\$37,470
2073-21-3-19-008	\$42,525	\$37,470
2073-21-3-19-010	\$42,525	\$37,470
2073-21-3-19-011	\$42,525	\$37,470
2073-21-2-40-006	\$42,525	\$37,470
2073-21-2-40-007	\$42,525	\$37,470
2073-21-2-40-008	\$42,525	\$37,470
2073-21-2-40-009	\$42,525	\$37,470
2073-21-2-40-010	\$42,525	\$37,470
2073-21-2-40-011	\$42,525	\$37,470
2073-21-2-40-012	\$42,525	\$37,470
2073-21-2-37-006	\$42,525	\$37,470
2073-21-3-19-001	\$42,525	\$37,470
2073-21-3-19-002	\$42,525	\$37,470
2073-21-3-19-003	\$42,525	\$37,470
2073-21-3-19-004	\$42,525	\$37,470
2073-21-3-19-005	\$42,525	\$37,470
2073-21-3-23-038	\$42,525	\$37,470
2073-21-3-23-017	\$42,525	\$37,470
2073-21-3-22-009	\$42,525	\$37,470
2073-21-3-22-011	\$42,525	\$37,470
2073-21-3-22-012	\$42,525	\$37,470
2073-21-3-22-013	\$42,525	\$37,470
2073-21-3-23-001	\$42,525	\$37,470
2073-21-3-23-002	\$42,525	\$37,470

<b>Schedule numbers</b>	<b>2001 Actual County Value</b>	<b>2001 Stipulated Value</b>
2073-21-3-23-003	\$42,525	\$37,470
2073-21-3-23-009	\$42,525	\$37,470
2073-21-3-23-010	\$42,525	\$37,470
2073-21-3-23-011	\$42,525	\$37,470
2073-21-3-23-012	\$42,525	\$37,470
2073-21-3-23-013	\$42,525	\$37,470
2073-21-3-23-014	\$42,525	\$37,470
2073-21-3-23-015	\$42,525	\$37,470
2073-21-3-23-030	\$42,525	\$37,470
2073-21-3-23-031	\$42,525	\$37,470
2073-21-3-23-034	\$42,525	\$37,470
2073-21-3-23-035	\$42,525	\$37,470
2073-21-3-23-036	\$42,525	\$37,470
2073-21-3-23-037	\$42,525	\$37,470
2073-21-3-23-004	\$42,525	\$37,470
2073-21-3-23-005	\$42,525	\$37,470
2073-21-3-23-006	\$42,525	\$37,470
2073-21-3-23-007	\$42,525	\$37,470
2073-21-3-23-008	\$42,525	\$37,470
2073-21-3-23-016	\$42,525	\$37,470
2073-21-3-20-018	\$42,525	\$37,470
2073-21-3-23-019	\$42,525	\$37,470
2073-21-3-23-020	\$42,525	\$37,470
2073-21-3-23-029	\$42,525	\$37,470
2073-21-3-19-007	\$42,525	\$37,470
2073-21-3-19-009	\$42,525	\$37,470
2073-21-3-20-006	\$42,525	\$37,470
2073-21-3-20-007	\$42,525	\$37,470
2073-21-3-20-008	\$42,525	\$37,470
2073-21-3-20-009	\$42,525	\$37,470
2073-21-3-20-010	\$42,525	\$37,470
2073-21-3-21-001	\$42,525	\$37,470
2073-21-3-21-002	\$42,525	\$37,470
2073-21-3-21-003	\$42,525	\$37,470
2073-21-3-21-004	\$42,525	\$37,470
2073-21-3-21-005	\$42,525	\$37,470
2073-21-3-21-006	\$42,525	\$37,470
2073-21-3-21-007	\$42,525	\$37,470
2073-21-3-21-008	\$42,525	\$37,470

<b>Schedule numbers</b>	<b>2001 Actual County Value</b>	<b>2001 Stipulated Value</b>
2073-21-3-21-009	\$42,525	\$37,470
2073-21-3-22-001	\$42,525	\$37,470
2073-21-3-22-002	\$42,525	\$37,470
2073-21-3-22-003	\$42,525	\$37,470
2073-21-3-22-004	\$42,525	\$37,470
2073-21-3-22-005	\$42,525	\$37,470
2073-21-3-22-006	\$42,525	\$37,470
2073-21-3-22-007	\$42,525	\$37,470
2073-21-3-22-008	\$42,525	\$37,470
2073-21-3-22-010	\$42,525	\$37,470
2073-21-2-34-001	\$42,525	\$37,470
2073-21-2-35-001	\$42,525	\$37,470
2073-21-2-35-002	\$42,525	\$37,470
2073-21-2-35-003	\$42,525	\$37,470
2073-21-2-35-004	\$42,525	\$37,470
2073-21-2-35-005	\$42,525	\$37,470
2073-21-2-35-006	\$42,525	\$37,470
2073-21-2-35-007	\$42,525	\$37,470
2073-21-2-35-008	\$42,525	\$37,470
2073-21-2-35-009	\$42,525	\$37,470
2073-21-2-35-010	\$42,525	\$37,470
2073-21-2-35-011	\$42,525	\$37,470
2073-21-3-35-012	\$42,525	\$37,470
2073-21-2-35-013	\$42,525	\$37,470
2073-21-2-35-014	\$42,525	\$37,470
2073-21-2-35-015	\$42,525	\$37,470
2073-21-2-35-016	\$42,525	\$37,470
2073-21-2-35-017	\$42,525	\$37,470
2073-21-2-36-001	\$42,525	\$37,470
2073-21-2-36-002	\$42,525	\$37,470
2073-21-2-36-003	\$42,525	\$37,470
2073-21-2-36-004	\$42,525	\$37,470
2073-21-2-36-005	\$42,525	\$37,470
2073-21-2-36-006	\$42,525	\$37,470
2073-21-2-36-007	\$42,525	\$37,470
2073-21-2-36-008	\$42,525	\$37,470
2073-21-2-37-001	\$42,525	\$37,470
2073-21-2-37-002	\$42,525	\$37,470
2073-21-2-37-003	\$42,525	\$37,470

<b>Schedule numbers</b>	<b>2001 Actual County Value</b>	<b>2001 Stipulated Value</b>
2073-21-2-37-004	\$42,525	\$37,470
2073-21-2-37-005	\$42,525	\$37,470
2073-21-2-37-007	\$42,525	\$37,470
2073-21-2-37-008	\$42,525	\$37,470
2073-21-2-37-009	\$42,525	\$37,470
2073-21-2-37-010	\$42,525	\$37,470
2073-21-2-37-011	\$42,525	\$37,470
2073-21-2-37-012	\$42,525	\$37,470
2073-21-2-37-013	\$42,525	\$37,470
2073-21-2-37-014	\$42,525	\$37,470
2073-21-2-37-015	\$42,525	\$37,470
2073-21-2-37-016	\$42,525	\$37,470
2073-21-2-38-001	\$42,525	\$37,470
2073-21-2-38-002	\$42,525	\$37,470
2073-21-2-38-003	\$42,525	\$37,470
2073-21-2-38-004	\$42,525	\$37,470
2073-21-2-38-005	\$42,525	\$37,470
2073-21-2-38-006	\$42,525	\$37,470
2073-21-2-38-007	\$42,525	\$37,470
2073-21-2-38-008	\$42,525	\$37,470
2073-21-2-38-009	\$42,525	\$37,470
2073-21-2-38-010	\$42,525	\$37,470
2073-21-2-38-011	\$42,525	\$37,470
2073-21-2-38-012	\$42,525	\$37,470
2073-21-2-28-013	\$42,525	\$37,470
2073-21-2-28-014	\$42,525	\$37,470
2073-21-2-38-015	\$42,525	\$37,470
2073-21-2-38-016	\$42,525	\$37,470
2073-21-2-38-017	\$42,525	\$37,470
2073-21-2-39-001	\$42,525	\$37,470
2073-21-2-39-002	\$42,525	\$37,470
2073-21-2-39-003	\$42,525	\$37,470
2073-21-2-39-004	\$42,525	\$37,470
2073-21-2-39-005	\$42,525	\$37,470
2073-21-2-39-006	\$42,525	\$37,470
2073-21-2-39-007	\$42,525	\$37,470
2073-21-2-39-008	\$42,525	\$37,470
2073-21-2-39-009	\$42,525	\$37,470
2073-21-2-40-001	\$42,525	\$37,470

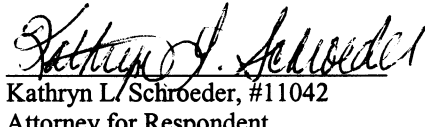
Schedule numbers	2001 Actual County Value	2001 Stipulated Value
2073-21-2-40-020	\$42,525	\$37,470
2073-21-2-40-021	\$42,525	\$37,470
2073-21-2-40-022	\$42,525	\$37,470
2073-21-2-40-023	\$42,525	\$37,470
2073-21-2-40-013	\$42,525	\$37,470
<b>TOTALS</b>	<b>\$7,314,300</b>	<b>\$6,444,840</b>

The Board concurs with the Stipulation.

DATED this 8th day of October 2002.



Thomas E. Downey Jr. Esq.  
Downey & Knickrehm  
733 E. Eighth Avenue  
Denver, CO 80203



Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
5334 So. 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 # 38921