

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RICHMOND AMERICAN HOMES OF COLORADO, 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: William A. McLain, Esq. Address: 3962 S. Olive Street Denver, CO 80237-2038 Phone Number: (303) 759-0087 Attorney Reg. No.:</p>	<p>Docket Number: 39011</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 No.: Multiple – Reference 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:

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 8th day of January, 2003.

This decision was put on the record

January 7, 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 39011**

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

RICHMOND AMERICAN HOMES OF CO,

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 residential vacant land; RA's 4350-090 + 112. See Schedule numbers below.

A brief narrative as to why the reduction was made: Analyzed market value 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
2073-21-2-25-001	\$17,100	\$15,599
2073-21-2-25-002	\$17,100	\$15,599
2073-21-2-25-003	\$17,100	\$15,599
2073-21-2-25-004	\$17,100	\$15,599
2073-21-2-25-005	\$17,100	\$15,599
2073-21-2-25-006	\$17,100	\$15,599
2073-21-2-25-007	\$17,100	\$15,599
2073-21-2-25-008	\$17,100	\$15,599
2073-21-2-25-009	\$17,100	\$15,599
2073-21-2-25-010	\$17,100	\$15,599
2073-21-2-25-011	\$17,100	\$15,599
2073-21-2-25-012	\$17,100	\$15,599

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ASSESSMENT AND APPEALS

Schedule numbers	2001 Actual County Value	2001 Stipulated Value
2073-21-2-25-013	\$17,100	\$15,599
2073-21-2-25-014	\$17,100	\$15,599
2073-21-2-25-015	\$17,100	\$15,599
2073-21-2-25-016	\$17,100	\$15,599
2073-21-2-25-017	\$17,100	\$15,599
2073-21-2-25-018	\$17,100	\$15,599
2073-21-2-25-019	\$17,100	\$15,599
2073-21-2-25-020	\$17,100	\$15,599
2073-21-2-24-001	\$17,100	\$15,599
2073-21-2-24-002	\$17,100	\$15,599
2073-21-2-24-003	\$17,100	\$15,599
2073-21-2-24-004	\$17,100	\$15,599
2073-21-2-24-005	\$17,100	\$15,599
2073-21-2-24-006	\$17,100	\$15,599
2073-21-2-24-007	\$17,100	\$15,599
2073-21-2-24-008	\$17,100	\$15,599
2073-21-2-24-009	\$17,100	\$15,599
2073-21-2-24-010	\$17,100	\$15,599
2073-21-2-24-011	\$17,100	\$15,599
2073-21-2-24-012	\$17,100	\$15,599
2073-21-2-24-013	\$17,100	\$15,599
2073-21-2-24-014	\$17,100	\$15,599
2073-21-2-23-001	\$17,100	\$15,599
2073-21-2-23-002	\$17,100	\$15,599
2073-21-2-23-003	\$17,100	\$15,599
2073-21-2-23-004	\$17,100	\$15,599
2073-21-2-23-005	\$17,100	\$15,599
2073-21-2-23-006	\$17,100	\$15,599
2073-21-2-23-007	\$17,100	\$15,599
2073-21-2-23-008	\$17,100	\$15,599
2073-21-2-22-018	\$17,100	\$15,599
2073-21-2-22-017	\$17,100	\$15,599
2073-21-2-22-016	\$17,100	\$15,599
2073-21-2-22-015	\$17,100	\$15,599
2073-21-2-22-014	\$17,100	\$15,599
2073-21-2-22-013	\$17,100	\$15,599
2073-21-2-22-012	\$17,100	\$15,599
2073-21-2-22-011	\$17,100	\$15,599
2073-21-2-22-010	\$17,100	\$15,599
2073-21-2-22-009	\$17,100	\$15,599
2073-21-2-22-008	\$17,100	\$15,599
2073-21-2-22-007	\$17,100	\$15,599
2073-21-2-22-006	\$17,100	\$15,599
2073-21-2-22-005	\$17,100	\$15,599

Schedule numbers	2001 Actual County Value	2001 Stipulated Value
2073-21-2-22-004	\$17,100	\$15,599
2073-21-2-22-003	\$17,100	\$15,599
2073-21-2-22-002	\$17,100	\$15,599
2073-21-2-22-001	\$17,100	\$15,599
2073-21-2-22-027	\$17,100	\$15,599
2073-21-2-22-026	\$17,100	\$15,599
2073-21-2-22-025	\$17,100	\$15,599
2073-21-2-22-024	\$17,100	\$15,599
2073-21-2-22-023	\$17,100	\$15,599
2073-21-2-22-022	\$17,100	\$15,599
2073-21-2-22-021	\$17,100	\$15,599
2073-21-2-22-020	\$17,100	\$15,599
2073-21-2-22-019	\$17,100	\$15,599
2073-21-2-21-001	\$17,100	\$15,599
2073-21-2-21-002	\$17,100	\$15,599
2073-21-2-21-003	\$17,100	\$15,599
2073-21-2-21-004	\$17,100	\$15,599
2073-21-2-21-005	\$17,100	\$15,599
2073-21-2-21-006	\$17,100	\$15,599
2073-21-2-21-007	\$17,100	\$15,599
2073-21-2-21-008	\$17,100	\$15,599
2073-21-2-21-009	\$17,100	\$15,599
2073-21-2-21-010	\$17,100	\$15,599
2073-21-2-21-011	\$17,100	\$15,599
2073-21-2-21-012	\$17,100	\$15,599
2073-21-2-21-013	\$17,100	\$15,599
2073-21-2-20-001	\$17,100	\$15,599
2073-21-2-20-002	\$17,100	\$15,599
2073-21-2-20-003	\$17,100	\$15,599
2073-21-2-20-004	\$17,100	\$15,599
2073-21-2-20-005	\$17,100	\$15,599
2073-21-2-20-006	\$17,100	\$15,599
2073-21-2-20-007	\$17,100	\$15,599
2073-21-2-20-008	\$17,100	\$15,599
2073-21-2-19-001	\$17,100	\$15,599
2073-21-2-19-002	\$17,100	\$15,599
2073-21-2-19-003	\$17,100	\$15,599
2073-21-2-19-004	\$17,100	\$15,599
2073-21-2-19-005	\$17,100	\$15,599
2073-21-2-19-006	\$17,100	\$15,599
2073-21-2-19-007	\$17,100	\$15,599
2073-21-2-19-008	\$17,100	\$15,599
2073-21-2-19-009	\$17,100	\$15,599
2073-21-2-19-010	\$17,100	\$15,599

Schedule numbers	2001 Actual County Value	2001 Stipulated Value
2073-21-2-19-011	\$17,100	\$15,599
2073-21-2-17-025	\$17,100	\$15,599
2073-21-2-17-026	\$17,100	\$15,599
2073-21-2-17-027	\$17,100	\$15,599
2073-21-2-17-028	\$17,100	\$15,599
2073-21-2-17-029	\$17,100	\$15,599
2073-21-2-17-030	\$17,100	\$15,599
2073-21-2-17-031	\$17,100	\$15,599
2073-21-1-37-006	\$17,100	\$15,599
2073-21-1-37-005	\$17,100	\$15,599
2073-21-1-37-004	\$17,100	\$15,599
2073-21-1-37-003	\$17,100	\$15,599
2073-21-1-37-002	\$17,100	\$15,599
2073-21-1-37-001	\$17,100	\$15,599
2073-21-2-17-002	\$17,100	\$15,599
2073-21-2-17-003	\$17,100	\$15,599
2073-21-2-17-004	\$17,100	\$15,599
2073-21-2-17-005	\$17,100	\$15,599
2073-21-2-17-006	\$17,100	\$15,599
2073-21-2-17-007	\$17,100	\$15,599
2073-21-2-17-008	\$17,100	\$15,599
2073-21-2-17-009	\$17,100	\$15,599
2073-21-2-17-010	\$17,100	\$15,599
2073-21-2-17-011	\$17,100	\$15,599
2073-21-2-17-012	\$17,100	\$15,599
2073-21-2-17-013	\$17,100	\$15,599
2073-21-2-17-014	\$17,100	\$15,599
2073-21-2-17-015	\$17,100	\$15,599
2073-21-2-17-016	\$17,100	\$15,599
2073-21-2-17-018	\$17,100	\$15,599
2073-21-2-17-019	\$17,100	\$15,599
2073-21-2-17-020	\$17,100	\$15,599
2073-21-2-17-021	\$17,100	\$15,599
2073-21-2-17-022	\$17,100	\$15,599
2073-21-2-17-023	\$17,100	\$15,599
2073-21-2-18-001	\$17,100	\$15,599
2073-21-1-36-013	\$19,000	\$15,599
2073-21-1-36-012	\$19,000	\$15,599
2073-21-1-36-011	\$19,000	\$15,599
2073-21-1-36-010	\$19,000	\$15,599
2073-21-1-36-009	\$19,000	\$15,599
2073-21-1-36-008	\$19,000	\$15,599
2073-21-1-36-007	\$19,000	\$15,599
2073-21-1-36-006	\$19,000	\$15,599

Schedule numbers	2001 Actual County Value	2001 Stipulated Value
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2073-21-1-36-004	\$19,000	\$15,599
2073-21-1-36-003	\$19,000	\$15,599
2073-21-1-36-002	\$19,000	\$15,599
2073-21-1-36-001	\$19,000	\$15,599
2073-21-1-35-001	\$19,000	\$15,599
2073-21-1-35-002	\$17,100	\$15,599
2073-21-1-35-003	\$17,100	\$15,599
2073-21-1-35-004	\$17,100	\$15,599
2073-21-1-35-005	\$17,100	\$15,599
2073-21-1-35-009	\$17,100	\$15,599
2073-21-1-35-010	\$19,000	\$15,599
2073-21-1-34-001	\$19,000	\$15,599
2073-21-1-34-002	\$19,000	\$15,599
2073-21-2-16-001	\$19,000	\$15,599
2073-21-2-16-002	\$19,000	\$15,599
2073-21-2-16-003	\$19,000	\$15,599
2073-21-2-16-004	\$19,000	\$15,599
2073-21-2-16-005	\$19,000	\$15,599
2073-21-2-16-006	\$19,000	\$15,599
2073-21-2-16-007	\$19,000	\$15,599
2073-21-2-16-008	\$19,000	\$15,599
2073-21-2-16-009	\$19,000	\$15,599
2073-21-2-15-001	\$17,100	\$15,599
2073-21-2-15-002	\$17,100	\$15,599
2073-21-2-15-003	\$17,100	\$15,599
2073-21-2-15-004	\$17,100	\$15,599
2073-21-2-15-005	\$17,100	\$15,599
2073-21-2-15-006	\$17,100	\$15,599
2073-21-2-15-007	\$17,100	\$15,599
2073-21-2-14-001	\$17,100	\$15,599
2073-21-2-14-002	\$17,100	\$15,599
2073-21-2-14-003	\$17,100	\$15,599
2073-21-2-14-004	\$17,100	\$15,599
2073-21-2-14-005	\$17,100	\$15,599
2073-21-2-13-001	\$17,100	\$15,599
2073-21-2-13-002	\$17,100	\$15,599
2073-21-2-13-003	\$17,100	\$15,599
2073-21-2-13-004	\$17,100	\$15,599
2073-21-2-13-005	\$17,100	\$15,599
2073-21-2-13-006	\$17,100	\$15,599
2073-21-2-13-007	\$17,100	\$15,599
2073-21-2-13-008	\$17,100	\$15,599
2073-21-2-13-009	\$17,100	\$15,599

Schedule numbers	2001 Actual County Value	2001 Stipulated Value
2073-21-2-13-010	\$17,100	\$15,599
2073-21-2-13-011	\$17,100	\$15,599
2073-21-2-13-012	\$17,100	\$15,599
2073-21-2-13-013	\$17,100	\$15,599
2073-21-2-13-014	\$17,100	\$15,599
2073-21-2-13-015	\$17,100	\$15,599
2073-21-2-13-016	\$17,100	\$15,599
2073-21-2-13-017	\$17,100	\$15,599
2073-21-2-13-018	\$17,100	\$15,599
2073-21-2-12-001	\$17,100	\$15,599
2073-21-2-12-002	\$17,100	\$15,599
2073-21-2-12-003	\$17,100	\$15,599
2073-21-2-12-004	\$17,100	\$15,599
2073-21-2-12-005	\$17,100	\$15,599
2073-21-2-12-006	\$17,100	\$15,599
2073-21-2-12-007	\$17,100	\$15,599
2073-21-2-12-008	\$17,100	\$15,599
2073-21-2-11-001	\$17,100	\$15,599
2073-21-2-11-002	\$17,100	\$15,599
2073-21-2-11-003	\$17,100	\$15,599
2073-21-2-11-004	\$17,100	\$15,599
2073-21-2-11-005	\$17,100	\$15,599
2073-21-2-11-006	\$17,100	\$15,599
2073-21-2-11-007	\$17,100	\$15,599
2073-21-2-11-008	\$17,100	\$15,599
2073-21-2-11-009	\$17,100	\$15,599
2073-21-2-11-010	\$17,100	\$15,599
2073-21-2-11-011	\$17,100	\$15,599
2073-21-2-11-012	\$17,100	\$15,599
2073-21-2-11-013	\$17,100	\$15,599
2073-21-2-11-014	\$17,100	\$15,599
2073-21-2-11-015	\$17,100	\$15,599
2073-21-2-11-016	\$17,100	\$15,599
2073-21-2-11-017	\$17,100	\$15,599
2073-21-2-11-018	\$17,100	\$15,599
2073-21-2-11-019	\$17,100	\$15,599
2073-21-2-10-001	\$17,100	\$15,599
2073-21-2-10-002	\$17,100	\$15,599
2073-21-2-10-003	\$17,100	\$15,599
2073-21-2-10-004	\$17,100	\$15,599
2073-21-2-10-005	\$17,100	\$15,599
2073-21-2-10-006	\$17,100	\$15,599
2073-21-2-10-007	\$17,100	\$15,599
2073-21-2-10-008	\$17,100	\$15,599

Schedule numbers	2001 Actual County Value	2001 Stipulated Value
2073-21-2-10-009	\$17,100	\$15,599
2073-21-2-10-010	\$17,100	\$15,599
2073-21-2-10-011	\$17,100	\$15,599
2073-21-2-10-012	\$17,100	\$15,599
2073-21-2-09-001	\$17,100	\$15,599
2073-21-2-09-002	\$17,100	\$15,599
2073-21-2-09-003	\$17,100	\$15,599
2073-21-2-09-004	\$17,100	\$15,599
2073-21-2-09-005	\$17,100	\$15,599
2073-21-2-08-001	\$17,100	\$15,599
2073-21-2-08-002	\$17,100	\$15,599
2073-21-2-08-003	\$17,100	\$15,599
2073-21-2-08-004	\$17,100	\$15,599
2073-21-2-08-005	\$17,100	\$15,599
2073-21-2-08-006	\$17,100	\$15,599
2073-21-2-08-007	\$17,100	\$15,599
2073-21-2-08-008	\$17,100	\$15,599
2073-21-2-08-009	\$17,100	\$15,599
2073-21-2-08-010	\$17,100	\$15,599
2073-21-2-07-001	\$17,100	\$15,599
2073-21-2-07-002	\$17,100	\$15,599
2073-21-2-07-003	\$17,100	\$15,599
2073-21-2-07-004	\$17,100	\$15,599
2073-21-2-07-005	\$17,100	\$15,599
2073-21-2-06-001	\$17,100	\$15,599
2073-21-2-06-002	\$17,100	\$15,599
2073-21-2-06-003	\$17,100	\$15,599
2073-21-2-06-004	\$17,100	\$15,599
2073-21-2-06-005	\$17,100	\$15,599
2073-21-2-06-006	\$17,100	\$15,599
2073-21-2-06-007	\$17,100	\$15,599
2073-21-2-05-001	\$17,100	\$15,599
2073-21-2-05-002	\$17,100	\$15,599
2073-21-2-05-003	\$17,100	\$15,599
2073-21-2-05-004	\$17,100	\$15,599
2073-21-2-05-005	\$17,100	\$15,599
2073-21-2-05-006	\$17,100	\$15,599
2073-21-2-05-007	\$17,100	\$15,599
2073-21-2-05-008	\$17,100	\$15,599
2073-21-2-05-009	\$17,100	\$15,599
2073-21-2-05-010	\$17,100	\$15,599
2073-21-2-04-001	\$17,100	\$15,599
2073-21-2-04-002	\$17,100	\$15,599
2073-21-2-04-003	\$17,100	\$15,599

Schedule numbers	2001 Actual County Value	2001 Stipulated Value
2073-21-2-04-004	\$17,100	\$15,599
2073-21-2-04-005	\$17,100	\$15,599
2073-21-2-04-006	\$17,100	\$15,599
2073-21-2-04-007	\$17,100	\$15,599
2073-21-2-04-008	\$17,100	\$15,599
2073-21-2-04-009	\$17,100	\$15,599
2073-21-2-04-010	\$17,100	\$15,599
2073-21-2-03-001	\$19,000	\$15,599
2073-21-2-03-002	\$19,000	\$15,599
2073-21-2-03-003	\$19,000	\$15,599
2073-21-2-03-004	\$19,000	\$15,599
2073-21-2-03-005	\$19,000	\$15,599
2073-21-2-03-006	\$19,000	\$15,599
2073-21-2-03-007	\$19,000	\$15,599
2073-21-2-03-008	\$19,000	\$15,599
2073-21-2-03-009	\$19,000	\$15,599
2073-21-2-03-010	\$19,000	\$15,599
2073-21-2-03-011	\$19,000	\$15,599
2073-21-2-03-012	\$19,000	\$15,599
2073-21-2-03-013	\$19,000	\$15,599
2073-21-2-03-014	\$19,000	\$15,599
2073-21-2-03-015	\$19,000	\$15,599
2073-21-2-03-016	\$19,000	\$15,599
2073-21-2-03-017	\$19,000	\$15,599
2073-21-2-03-018	\$19,000	\$15,599
2073-21-2-03-019	\$19,000	\$15,599
2073-21-2-03-020	\$19,000	\$15,599
2073-21-2-03-021	\$19,000	\$15,599
2073-21-2-03-022	\$19,000	\$15,599
2073-21-2-03-023	\$19,000	\$15,599
2073-21-2-03-024	\$19,000	\$15,599
2073-21-2-03-025	\$19,000	\$15,599
2073-21-2-03-026	\$19,000	\$15,599
2073-21-2-03-027	\$19,000	\$15,599
2073-21-2-03-028	\$19,000	\$15,599
2073-21-2-03-029	\$19,000	\$15,599
2073-21-2-03-030	\$19,000	\$15,599
2073-21-2-03-031	\$19,000	\$15,599
TOTALS	\$5,477,700	\$4,898,086

The Board concurs with the Stipulation.

DATED this _____ day of _____ 2002.

William A. McLain

William A. McLain, Esq.
3962 S. Olive Street
Denver, CO 80237-2038

Kathryn L. Schroeder

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

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

Docket # 39011