

<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>VILLAGE HOMES OF COLORADO,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name:                    Todd J. Stevens                                  Stevens &amp; Associates, Inc.</p> <p>Address:                8005 S. Chester St., Suite 340                                  Englewood, CO 80112</p> <p>Phone Number:        (303) 347-1878</p>	<p><b>Docket Number: 40101</b></p>
<p style="text-align: center;"><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 No.: Multiple – Reference attached Stipulation**

**Category: Refund/Abatement                    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.

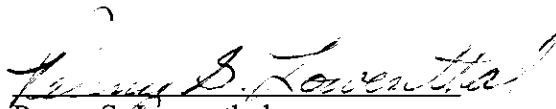
The Jefferson County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 9<sup>th</sup> day of May, 2003.


This decision was put on the record


May 8, 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

  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 40101  
County Schedule Number : See attachment

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**STIPULATION (As To Tax Year 2001 Actual Value)**  
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Village Homes of Colorado  
Petitioner(s),

vs.

**JEFFERSON COUNTY BOARD OF EQUALIZATION,**  
Respondent.  
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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:  
Fieldstone Filing 3 and Minor Replat Numbers 1 through 8  
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2. The subject property is classified as vacant land (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	\$ <u>see attached</u>
Improvements	\$ _____
Total	\$ _____

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ <u>see attached</u>
Improvements	\$ _____
Total	\$ _____

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5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2001 actual value for the subject property:

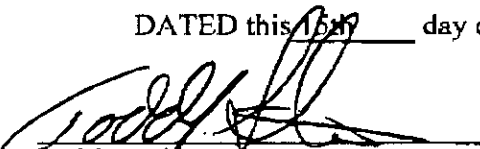
Land	\$ see attached _____
Improvements	\$ _____
Total	\$ _____

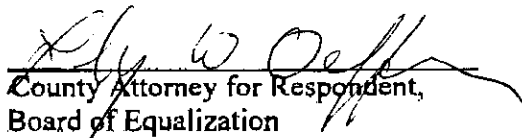
6. The valuation, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:  
Adjustment was made to absorbtion period and percent finished of infrastructure.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 19, 2003 (date) at 1:00 p.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals      (check if appropriate).

DATED this 16th day of April

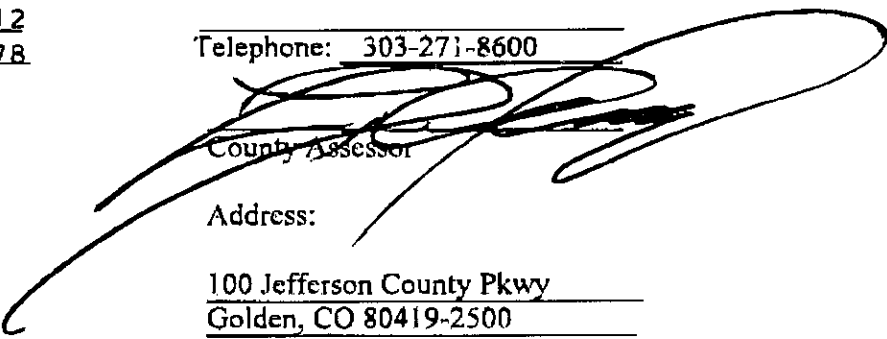
  
 \_\_\_\_\_  
 Petitioner(s) or Attorney

  
 \_\_\_\_\_  
 County Attorney for Respondent,  
 Board of Equalization

Address:  
Stevens & Associates/Inc.  
8005 S Chester St, Ste 340  
Englewood, CO 80112  
 Telephone: 303-347-1878

Address 100 Jefferson County Pkwy  
Golden, CO 80419

Telephone: 303-271-8600

  
 \_\_\_\_\_  
 County Assessor

Address:  
100 Jefferson County Pkwy  
Golden, CO 80419-2500

Docket Number 40101  
 Schedule Number see attached

Telephone: 303-271-8600

Village Homes  
of Colorado, owner

2001 BAA  
Fieldstone Sub

Fieldstone 2001 new values

Sch	lot	blk	acres	finish	original value	BOE value	new adjusted value
432685	3	2	0.248	curb/gutter	\$40,430	\$40,430	\$17,500
432686	4	2	0.280	curb/gutter	\$42,450	\$42,450	\$17,500
432691	9	2	0.288	curb/gutter	\$43,460	\$43,460	\$17,500
432692	10	2	0.289	curb/gutter	\$45,280	\$45,280	\$17,500
432695	13	2	0.231	curb/gutter	\$41,240	\$41,240	\$17,500
432696	14	2	0.260	curb/gutter	\$41,240	\$41,240	\$17,500
432697	15	2	0.233	curb/gutter	\$41,240	\$41,240	\$17,500
432698	16	2	0.246	curb/gutter	\$41,240	\$41,240	\$17,500
432699	17	2	0.271	curb/gutter	\$41,240	\$41,240	\$17,500
432700	18	2	0.231	curb/gutter	\$40,430	\$40,430	\$17,500
432701	19	2	0.230	curb/gutter	\$40,430	\$40,430	\$17,500
432723	22	3	0.230	curb/gutter	\$40,430	\$40,430	\$17,500
432724	23	3	0.231	curb/gutter	\$40,430	\$40,430	\$17,500
432725	24	3	0.232	curb/gutter	\$40,430	\$40,430	\$17,500
432728	27	3	0.233	curb/gutter	\$40,430	\$40,430	\$17,500
432729	28	3	0.310	curb/gutter	\$47,710	\$47,710	\$17,500
432730	29	3	0.274	curb/gutter	\$42,450	\$42,450	\$17,500
432731	30	3	0.249	curb/gutter	\$40,430	\$40,430	\$17,500
432732	31	3	0.268	curb/gutter	\$40,430	\$40,430	\$17,500
432733	32	3	0.253	curb/gutter	\$40,430	\$40,430	\$17,500
432734	33	3	0.268	curb/gutter	\$40,430	\$40,430	\$17,500
432735	34	3	0.237	curb/gutter	\$40,430	\$40,430	\$17,500
432736	35	3	0.332	curb/gutter	\$50,740	\$50,740	\$17,500
432737	36	3	0.329	curb/gutter	\$50,740	\$50,740	\$17,500
432738	37	3	0.264	curb/gutter	\$40,430	\$40,430	\$17,500
432739	38	3	0.234	curb/gutter	\$40,430	\$40,430	\$17,500
432740	39	3	0.234	curb/gutter	\$40,430	\$40,430	\$17,500
432741	40	3	0.249	curb/gutter	\$40,430	\$40,430	\$17,500
432742	41	3	0.240	curb/gutter	\$40,430	\$40,430	\$17,500
432743	42	3	0.249	curb/gutter	\$40,430	\$40,430	\$17,500
432744	43	3	0.242	curb/gutter	\$40,430	\$40,430	\$17,500
432745	44	3	0.230	curb/gutter	\$40,430	\$40,430	\$17,500
432746	45	3	0.230	curb/gutter	\$40,430	\$40,430	\$17,500
432747	46	3	0.230	curb/gutter	\$40,430	\$40,430	\$17,500
432748	47	3	0.230	curb/gutter	\$40,430	\$40,430	\$17,500
432749	48	3	0.230	curb/gutter	\$41,460	\$41,460	\$17,500
435448	002A	2	0.232	curb/gutter	\$40,430	\$40,430	\$17,500
435449	005A	2	0.233	curb/gutter	\$40,430	\$40,430	\$17,500
435450	006A	2	0.258	curb/gutter	\$40,430	\$40,430	\$17,500
435459	007A	2	0.258	curb/gutter	\$40,430	\$40,430	\$17,500
435460	008A	2	0.233	curb/gutter	\$40,430	\$40,430	\$17,500
435461	011A	2	0.233	curb/gutter	\$40,430	\$40,430	\$17,500
435462	012A	2	0.258	curb/gutter	\$41,240	\$41,240	\$17,500
432637	13	1	0.252	developed	\$40,430	\$40,430	\$38,000
432641	17	1	0.301	developed	\$47,710	\$47,710	\$38,000
432643	19	1	0.350	developed	\$50,130	\$50,130	\$38,000
432646	22	1	0.378	developed	\$50,130	\$50,130	\$38,000
432647	23	1	0.409	developed	\$50,130	\$50,130	\$38,000
432650	26	1	0.230	developed	\$40,430	\$40,430	\$38,000

Village Homes  
of Colorado, owner2001 BAA  
Fieldstone Sub

434476	011A	1	0.251	developed	\$40,430	\$40,430	\$38,000
434477	012A	1	0.239	developed	\$40,430	\$40,430	\$38,000
434478	027A	1	0.259	developed	\$40,430	\$40,430	\$38,000
434479	028A	1	0.230	developed	\$40,430	\$40,430	\$38,000
434480	029A	1	0.238	developed	\$40,430	\$40,430	\$38,000
434481	030A	1	0.315	developed	\$47,710	\$47,710	\$38,000
434482	031A	1	0.315	developed	\$47,710	\$47,710	\$38,000
434483	032A	1	0.238	developed	\$40,430	\$40,430	\$38,000
434484	033A	1	0.230	developed	\$40,430	\$40,430	\$38,000
434485	034A	1	0.259	developed	\$40,430	\$40,430	\$38,000
432661	37	1	0.235	grade	\$40,430	\$40,430	\$9,500
432662	38	1	0.316	grade	\$47,710	\$47,710	\$9,500
432663	39	1	0.304	grade	\$47,710	\$47,710	\$9,500
432664	40	1	0.251	grade	\$40,430	\$40,430	\$9,500
432669	45	1	0.244	grade	\$40,430	\$40,430	\$9,500
432670	46	1	0.354	grade	\$50,130	\$50,130	\$9,500
432671	47	1	0.261	grade	\$40,430	\$40,430	\$9,500
432672	48	1	0.250	grade	\$40,430	\$40,430	\$9,500
432673	49	1	0.294	grade	\$47,300	\$47,300	\$9,500
432674	50	1	0.304	grade	\$48,520	\$48,520	\$9,500
432675	51	1	0.268	grade	\$40,430	\$40,430	\$9,500
432676	52	1	0.236	grade	\$40,430	\$40,430	\$9,500
432679	55	1	0.401	grade	\$50,940	\$50,940	\$9,500
432680	56	1	0.237	grade	\$41,240	\$41,240	\$9,500
432681	57	1	0.257	grade	\$41,240	\$41,240	\$9,500
432682	58	1	0.230	grade	\$40,430	\$40,430	\$9,500
432710	9	3	0.230	grade	\$41,640	\$41,640	\$9,500
432711	10	3	0.230	grade	\$41,640	\$41,640	\$9,500
432712	11	3	0.230	grade	\$40,430	\$40,430	\$9,500
432713	12	3	0.230	grade	\$40,430	\$40,430	\$9,500
432714	13	3	0.230	grade	\$40,430	\$40,430	\$9,500
432715	14	3	0.230	grade	\$40,430	\$40,430	\$9,500
432716	15	3	0.230	grade	\$40,430	\$40,430	\$9,500
432717	16	3	0.230	grade	\$40,430	\$40,430	\$9,500
432718	17	3	0.230	grade	\$40,430	\$40,430	\$9,500
432719	18	3	0.230	grade	\$40,430	\$40,430	\$9,500
432720	19	3	0.336	grade	\$49,530	\$49,530	\$9,500
432721	20	3	0.230	grade	\$40,430	\$40,430	\$9,500
432722	21	3	0.230	grade	\$40,430	\$40,430	\$9,500
435401	035A	1	0.259	grade	\$40,430	\$40,430	\$9,500
435402	036A	1	0.230	grade	\$40,430	\$40,430	\$9,500
435403	041A	1	0.230	grade	\$40,430	\$40,430	\$9,500
435404	042A	1	0.259	grade	\$40,430	\$40,430	\$9,500
435418	043A	1	0.259	grade	\$40,430	\$40,430	\$9,500
435419	044A	1	0.232	grade	\$40,430	\$40,430	\$9,500
435420	053A	1	0.232	grade	\$40,430	\$40,430	\$9,500
435421	054A	1	0.241	grade	\$40,430	\$40,430	\$9,500
435422	025A	3	0.243	grade	\$40,430	\$40,430	\$9,500
435423	026A	3	0.231	grade	\$40,430	\$40,430	\$9,500
435447	001A	2	0.246	grade	\$40,430	\$40,430	\$9,500
					\$4,162,090	\$4,162,090	\$1,740,500