

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ENGLE HOMES OF COLORADO INC,</p> <p>v.</p> <p>Respondent:</p> <p>ADAMS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens & Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St., #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 40690</p>
<p align="center">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.: R0125826+62

Category: Valuation

Property Type: Vacant Land

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 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 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 19th day of December, 2003.

This decision was put on the record

December 18, 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

Jackie J. Brown

Jackie J. Brown



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<div style="text-align: center;"> <p>00 DEC 18 PM 12:51</p> <p>BOARD OF ASSESSMENT APPEALS</p> <p>RECEIVED</p> </div> <p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> <p>Docket Number: 40690 Multiple County Schedule Numbers: (As set forth in the attached)</p>
Petitioner: ENGLE HOMES OF COLORADO, INC.,	
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
<p style="text-align: center;">STIPULATION (As to Tax Year 2002 Actual Value)</p>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

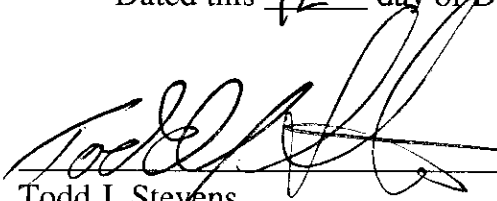
1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as vacant residential properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2002.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2002 actual values of the subject properties, as shown on Attachment A.

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2002.

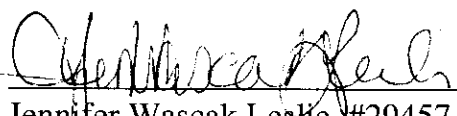
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 6, 2004 at the hour of 1:00 p.m. be vacated.

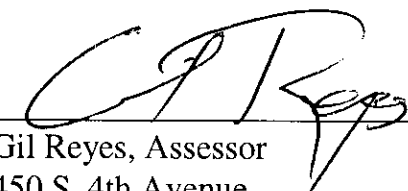
Dated this 12 day of December, 2003.



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Telephone: 303-654-6038

Docket Number: 40690

ATTACHMENT A

Haven At York St.

COUNTY	CURRENT OWNER	SCHEDULE #	LOT	BLK	DESCRIPTION	TYPE	Assessor	2002 Stipulated Values
ADAMS	ENGL HOMES COLORADO INC.	R0125826	1	24	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125827	2	24	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125828	3	24	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125829	4	24	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125830	5	24	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125831	6	24	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125832	7	24	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125833	8	24	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125834	9	24	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125835	10	24	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125836	1	25	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125837	2	25	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125838	3	25	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125995	36	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125996	37	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125997	38	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125998	39	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0125999	40	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126000	41	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126001	42	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126002	43	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126003	44	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126004	45	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126005	46	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126006	47	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126007	48	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126008	49	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126009	50	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126010	51	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126011	52	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126012	53	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126013	54	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126014	55	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126015	56	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126016	57	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126017	58	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126018	59	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126020	60	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126021	61	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625
ADAMS	ENGL HOMES COLORADO INC.	R0126022	62	26	THE HAVEN AT YORK ST FLG 1	VACANT	\$39,630	\$23,625

Haven At York St.

COUNTY	CURRENT OWNER	SCHEDULE #	LOT	BLK	DESCRIPTION	TYPE	2002 NOD Assessor	2002 Stipulated Values
ADAMS	ENGLE HOMES COLORADO INC.	R0126023	63	26	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126024	64	26	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126025	1	27	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126026	2	27	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126027	3	27	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126028	4	27	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126029	5	27	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126030	6	27	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126071	18	28	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126133	12	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126134	13	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126135	14	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126136	15	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126137	16	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126138	17	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126139	18	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126140	19	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126141	20	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126142	21	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126143	22	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126144	23	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126145	24	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625
ADAMS	ENGLE HOMES COLORADO INC.	R0126146	25	31	THE HAVEN AT YORK ST	FLG 1	\$39,630	\$23,625

Totals \$2,496,690 \$1,488,375