

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MELODY HOMES 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: Stevens & Associates Todd J Stevens</p> <p>Address: 8005 S. Chester Street, Suite 340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 40694</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.: 2073-24-2-33-027+54

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

DATED/MAILED this 7th day of May, 2004.

This decision was put on the record

May 6, 2004

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

BOARD OF ASSESSMENT APPEALS

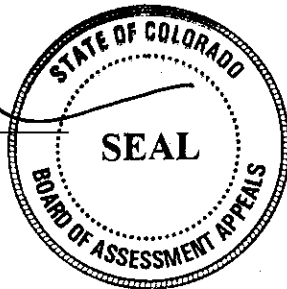
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 40694**

STIPULATION (As To Tax Year 2002 Actual Value)

MELODY HOMES INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

RECORDED
ON MAY -5 AM 11:52
BOOK 100 PAGE 100
COUNTY OF ARAPAHOE

THE PARTIES TO THIS ACTION entered into a 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. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as vacant land described as follows: See County Schedule Numbers below. RA's 57-251 thru 301.

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

The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

Saddle Rock Ridge #6

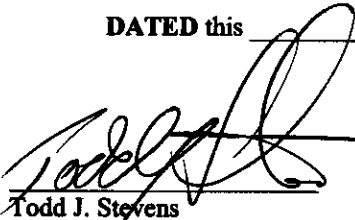
	2002 CBOE Value	2002 Stipulated Value
2073-24-2-33-027	\$19,425	\$18,225
2073-24-2-33-028	\$19,425	\$18,225
2073-24-2-33-029	\$19,425	\$18,225
2073-24-2-33-030	\$19,425	\$18,225
2073-24-2-33-031	\$19,425	\$18,225
2073-24-2-33-032	\$19,425	\$18,225
2073-24-2-33-033	\$19,425	\$18,225
2073-24-2-33-034	\$19,425	\$18,225
2073-24-2-33-035	\$19,425	\$18,225
2073-24-2-33-036	\$19,425	\$18,225
2073-24-2-33-037	\$19,425	\$18,225
2073-24-2-33-038	\$19,425	\$18,225

2073-24-2-33-039	\$19,425	\$18,225
2073-24-2-33-040	\$19,425	\$18,225
2073-24-2-33-041	\$19,425	\$18,225
2073-24-2-33-042	\$19,425	\$18,225
2073-24-2-33-043	\$19,425	\$18,225
2073-24-2-33-044	\$19,425	\$18,225
2073-24-2-33-045	\$19,425	\$18,225
2073-24-2-33-046	\$19,425	\$18,225
2073-24-2-33-047	\$19,425	\$18,225
2073-24-2-33-048	\$19,425	\$18,225
2073-24-2-33-049	\$19,425	\$18,225
2073-24-2-33-050	\$19,425	\$18,225
2073-24-2-33-051	\$19,425	\$18,225
2073-24-2-33-052	\$19,425	\$18,225
2073-24-2-33-053	\$19,425	\$18,225
2073-24-2-33-054	\$19,425	\$18,225
2073-24-2-33-055	\$19,425	\$18,225
2073-24-2-33-056	\$19,425	\$18,225
2073-24-2-33-057	\$19,425	\$18,225
2073-24-2-33-058	\$19,425	\$18,225
2073-24-2-33-059	\$19,425	\$18,225
2073-24-2-33-060	\$19,425	\$18,225
2073-24-2-33-061	\$19,425	\$18,225
2073-24-2-33-062	\$19,425	\$18,225
2073-24-2-33-063	\$19,425	\$18,225
2073-24-2-33-064	\$19,425	\$18,225
2073-24-2-33-065	\$19,425	\$18,225
2073-24-2-33-066	\$19,425	\$18,225
2073-24-2-33-067	\$19,425	\$18,225
2073-24-2-33-068	\$19,425	\$18,225
2073-24-2-33-069	\$19,425	\$18,225
2073-24-2-33-070	\$19,425	\$18,225
2073-24-2-33-071	\$19,425	\$18,225
2073-24-2-33-072	\$19,425	\$18,225
2073-24-2-33-073	\$19,425	\$18,225
2073-24-2-33-074	\$19,425	\$18,225
2073-24-2-33-075	\$19,425	\$18,225
2073-24-2-33-076	\$19,425	\$18,225
2073-24-2-35-009	\$19,425	\$18,225
2073-24-2-35-010	\$19,425	\$18,225
2073-24-2-35-011	\$19,425	\$18,225
2073-24-2-35-012	\$19,425	\$18,225
2073-24-2-35-013	\$19,425	\$18,225
	<u>\$1,068,375</u>	<u>\$1,002,375</u>

The valuation, as established above, shall be binding only with respect to the tax year 2002.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this _____ day of _____ 2004.



Todd J. Stevens
Stevens & Associates
8005 S. Chester, St. 340
Englewood, CO 80112



Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South 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 40694