

<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>MELODY HOMES INC,</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: Stevens &amp; 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><b>Docket Number: 40696</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 No.: 2073-21-3-06-001+69**

**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.

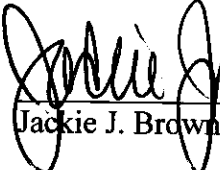
The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 7<sup>th</sup> 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

  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 40696**

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**STIPULATION (As To Tax Year 2002 Actual Value)**

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**MELODY HOMES INC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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BOARD OF ASSESSMENT APPEALS

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 75-306 thru 375.

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:

Murphy Creek  
Filing #5

	2002 CBOE Value	2002 Stipulated Value
2073-21-3-06-001	\$54,180	\$35,600
2073-21-3-06-002	\$54,180	\$35,600
2073-21-3-06-003	\$54,180	\$35,600
2073-21-3-06-004	\$54,180	\$35,600
2073-21-3-06-005	\$45,150	\$35,600
2073-21-3-06-006	\$45,150	\$35,600
2073-21-3-06-007	\$45,150	\$35,600
2073-21-3-06-008	\$45,150	\$35,600
2073-21-3-06-009	\$45,150	\$35,600
2073-21-3-06-010	\$45,150	\$35,600
2073-21-3-06-011	\$45,150	\$35,600
2073-21-3-06-012	\$45,150	\$35,600

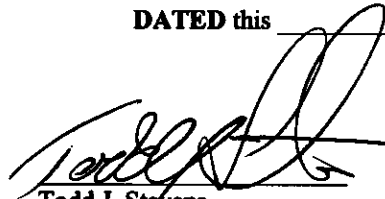
2073-21-3-06-013	\$45,150	\$35,600
2073-21-3-06-014	\$45,150	\$35,600
2073-21-3-06-015	\$45,150	\$35,600
2073-21-3-06-016	\$45,150	\$35,600
2073-21-3-06-017	\$45,150	\$35,600
2073-21-3-06-018	\$45,150	\$35,600
2073-21-3-07-001	\$45,150	\$35,600
2073-21-3-07-002	\$45,150	\$35,600
2073-21-3-07-003	\$45,150	\$35,600
2073-21-3-07-004	\$45,150	\$35,600
2073-21-3-07-005	\$45,150	\$35,600
2073-21-3-07-006	\$45,150	\$35,600
2073-21-3-07-007	\$45,150	\$35,600
2073-21-3-07-008	\$45,150	\$35,600
2073-21-3-07-009	\$45,150	\$35,600
2073-21-3-07-010	\$45,150	\$35,600
2073-21-3-07-011	\$45,150	\$35,600
2073-21-3-07-012	\$45,150	\$35,600
2073-21-3-07-013	\$45,150	\$35,600
2073-21-3-07-014	\$45,150	\$35,600
2073-21-3-07-015	\$45,150	\$35,600
2073-21-3-07-016	\$45,150	\$35,600
2073-21-3-07-017	\$45,150	\$35,600
2073-21-3-07-018	\$45,150	\$35,600
2073-21-3-07-019	\$45,150	\$35,600
2073-21-3-07-020	\$45,150	\$35,600
2073-21-3-07-021	\$45,150	\$35,600
2073-21-3-07-022	\$45,150	\$35,600
2073-21-3-07-023	\$45,150	\$35,600
2073-21-3-07-024	\$45,150	\$35,600
2073-21-3-07-025	\$45,150	\$35,600
2073-21-3-07-026	\$45,150	\$35,600
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2073-21-3-07-028	\$45,150	\$35,600
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2073-21-3-07-030	\$45,150	\$35,600
2073-21-3-08-001	\$45,150	\$35,600
2073-21-3-08-002	\$45,150	\$35,600
2073-21-3-08-003	\$45,150	\$35,600
2073-21-3-08-004	\$45,150	\$35,600
2073-21-3-08-005	\$45,150	\$35,600
2073-21-3-08-006	\$45,150	\$35,600
2073-21-3-08-007	\$45,150	\$35,600
2073-21-3-08-008	\$45,150	\$35,600
2073-21-3-08-009	\$45,150	\$35,600
2073-21-3-08-010	\$45,150	\$35,600
2073-21-3-08-011	\$45,150	\$35,600

2073-21-3-08-012	\$45,150	\$35,600
2073-21-3-08-013	\$45,150	\$35,600
2073-21-3-08-014	\$45,150	\$35,600
2073-21-3-08-015	\$45,150	\$35,600
2073-21-3-08-016	\$45,150	\$35,600
2073-21-3-08-017	\$45,150	\$35,600
2073-21-3-08-018	\$45,150	\$35,600
2073-21-3-08-019	\$45,150	\$35,600
2073-21-3-08-020	\$45,150	\$35,600
2073-21-3-08-021	\$45,150	\$35,600
2073-21-3-08-022	\$45,150	\$35,600
	<u>\$3,196,620</u>	<u>\$2,492,000</u>

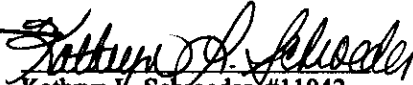
The valuation, as established above, shall be binding only with respect to the tax year 2002.

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.



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Docket 40696