

<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>RICHMOND AMERICAN HOMES OF CO,</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: Ronald E. Hambrick Address: 9520 S Bellmore Lane Highlands Ranch, CO 80126 Phone Number: (303) 791-0100</p>	<p><b>Docket Number: 40787</b></p>
<p 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.: 2073-20-1-11-001+51**

**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 13<sup>th</sup> day of January, 2004.

This decision was put on the record

January 12, 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**

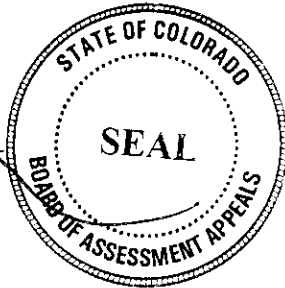
*Karen E Hart*

Karen E. Hart

*Debra A Baumbach*

Debra A. Baumbach

*Jackie J. Brown*  
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBERS 40787**

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

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**RICHMOND AMERICAN HOMES OF COLORADO INC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION**

Respondent.

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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 properties are classified as vacant land; and described as Piney Creek Village #1, RA' 432-128 & 98-403 through 453. See Schedule numbers below.

A brief narrative as to why the reduction was made: Analyzed information provided after CBOE hearing and after related BAA case.

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

<b>Schedule numbers</b>	<b>2002 Actual County Value</b>	<b>2002 Stipulated Value</b>
2073-20-1-11-001	\$57,000	\$49,900
2073-20-1-11-002	\$57,000	\$49,900
2073-20-1-11-003	\$57,000	\$49,900
2073-20-1-11-004	\$57,000	\$49,900
2073-20-1-11-005	\$57,000	\$49,900
2073-20-1-11-006	\$57,000	\$49,900
2073-20-1-11-007	\$57,000	\$49,900
2073-20-1-12-002	\$57,000	\$49,900
2073-20-1-12-003	\$57,000	\$49,900
2073-20-1-12-004	\$57,000	\$49,900
2073-20-1-08-001	\$57,000	\$49,900
2073-20-1-08-002	\$57,000	\$49,900
2073-20-1-08-003	\$57,000	\$49,900
2073-20-1-08-004	\$57,000	\$49,900
2073-20-1-08-005	\$57,000	\$49,900

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<b>Schedule numbers</b>	<b>2002 Actual County Value</b>	<b>2002 Stipulated Value</b>
2073-20-1-08-006	\$57,000	\$49,900
2073-20-1-08-007	\$57,000	\$49,900
2073-20-1-08-008	\$57,000	\$49,900
2073-20-1-08-009	\$57,000	\$49,900
2073-20-1-08-010	\$57,000	\$49,900
2073-20-1-08-011	\$57,000	\$49,900
2073-20-1-08-012	\$57,000	\$49,900
2073-20-2-08-001	\$33,300	\$44,400
2073-20-2-08-002	\$33,300	\$44,400
2073-20-2-08-003	\$33,300	\$44,400
2073-20-2-08-004	\$33,300	\$44,400
2073-20-2-08-005	\$33,300	\$44,400
2073-20-2-08-006	\$33,300	\$44,400
2073-20-2-08-007	\$33,300	\$44,400
2073-20-1-09-001	\$57,000	\$49,900
2073-20-1-09-002	\$57,000	\$49,900
2073-20-1-09-003	\$55,500 ✓	\$49,900
2073-20-1-09-004	\$57,000	\$49,900
2073-20-1-09-005	\$57,000	\$49,900
2073-20-1-09-006	\$57,000	\$49,900
2073-20-1-09-007	\$57,000	\$49,900
2073-20-1-09-008	\$57,000	\$49,900
2073-20-1-09-009	\$57,000	\$44,400
2073-20-1-09-010	\$57,000	\$44,400
2073-20-1-09-011	\$57,000	\$44,400
2073-20-1-09-012	\$57,000	\$44,400
2073-20-1-09-013	\$57,000	\$44,400
2073-20-1-09-014	\$57,000	\$44,400
2073-20-1-09-015	\$57,000	\$44,400
2073-20-1-09-016	\$57,000	\$44,400
2073-20-1-09-017	\$57,000	\$44,400
2073-20-1-09-018	\$57,000	\$44,400
2073-20-1-09-019	\$57,000	\$44,400
2073-20-1-10-013	\$57,000	\$44,400
2073-20-1-10-014	\$57,000	\$44,400
2073-20-1-10-015	\$34,200	\$44,400
2073-20-1-10-016	\$57,000	\$44,400
<b>TOTAL</b>	<b>\$2,773,800</b>	<b>\$2,473,800</b>

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.

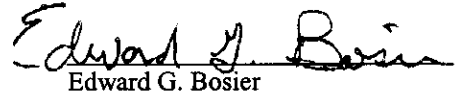
DATED this 18<sup>th</sup> day of December 2003.



Ronald E. Hambrick  
Nadori Info Services Inc.  
9520 S. Bellmore Lane  
Highlands Ranch, CO 80126



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

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