

<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: Stevens &amp; Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St., #340 Englewood, CO 80112</p> <p>Phone Number: (303) 378-1878</p>	<p><b>Docket Number: 41086</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.: 427888+89**

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

**DATED/MAILED** this 25<sup>th</sup> day of October, 2003.

This decision was put on the record

October 24, 2003

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart

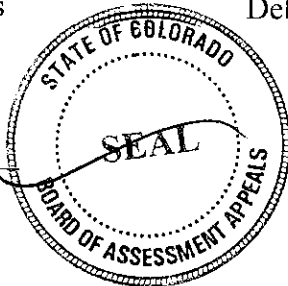
Karen E. Hart

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 41086  
County Schedule Number : See attachment

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**STIPULATION** (As To Tax Year 2002 Actual Value)  
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Village Homes of Colorado  
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,  
Respondent.  
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03 OCT 24 PM 12:52  
PROCESSED  
OFFICE OF THE COUNTY CLERK  
JEFFERSON COUNTY

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

1. The property subject to this Stipulation is described as follows:  
Tamarisk Subdivision Filings 1, 2 & 3  
\_\_\_\_\_  
\_\_\_\_\_

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 2002:

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	\$ _____

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2002 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.

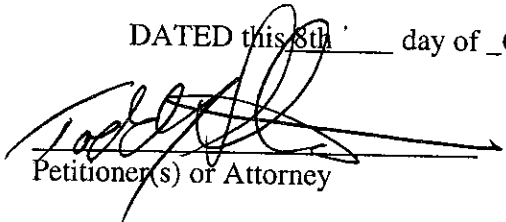
7. Brief narrative as to why the reduction was made:

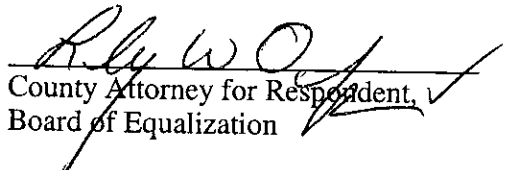
Adjustment was made to absorbtion period.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 10, 2003 (date) at 8:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 8th day of October, 2003 .

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

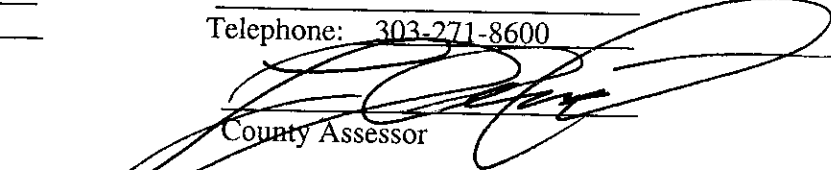
  
\_\_\_\_\_  
County Attorney for Respondent, ✓  
Board of Equalization

Address: \_\_\_\_\_  
\_\_\_\_\_

Address 100 Jefferson County Pkwy  
Golden, CO 80419

Telephone: \_\_\_\_\_

Telephone: 303-271-8600

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

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

Docket Number 41086  
Schedule Number see attached

Telephone: 303-271-8600

## BAA 2002

## Tamarisk Sub

schedule	lot	block	Subdivision	2002 value	S&A value	BAA Value
427888	14	2	Flg 1	\$42,810	\$14,697	\$30,000
427889	15	2	Flg 1	\$42,810	\$14,697	\$15,000
427890	16	2	Flg 1	\$42,810	\$14,697	\$15,000
427891	17	2	Flg 1	\$42,810	\$27,146	\$30,000
427892	18	2	Flg 1	\$42,810	\$27,146	\$30,000
427893	19	2	Flg 1	\$42,810	\$27,146	\$30,000
427894	20	2	Flg 1	\$52,440	\$27,146	\$30,000
427897	22	2	Flg 1	\$40,240	\$27,146	\$30,000
427900	24	2	Flg 1	\$42,810	\$27,146	\$30,000
427901	25	2	Flg 1	\$42,810	\$27,146	\$30,000
427902	25	2	Flg 1	\$42,810	\$27,146	\$30,000
427903	27	2	Flg 1	\$42,810	\$27,146	\$30,000
427904	28	2	Flg 1	\$25,690	\$14,697	\$15,000
427910	32	2	Flg 1	\$21,400	\$14,697	\$15,000
427911	33	2	Flg 1	\$21,400	\$14,697	\$15,000
427912	34	2	Flg 1	\$21,400	\$14,697	\$15,000
427913	35	2	Flg 1	\$21,400	\$14,697	\$15,000
427914	36	2	Flg 1	\$21,400	\$14,697	\$15,000
427915	37	2	Flg 1	\$21,400	\$14,697	\$15,000
427916	38	2	Flg 1	\$21,400	\$14,697	\$15,000
427917	39	2	Flg 1	\$21,400	\$14,697	\$15,000
427918	40	2	Flg 1	\$21,400	\$14,697	\$15,000
427919	41	2	Flg 1	\$21,400	\$14,697	\$15,000
427920	42	2	Flg 1	\$21,400	\$14,897	\$15,000
427921	43	2	Flg 1	\$21,400	\$14,897	\$15,000
427922	44	2	Flg 1	\$21,400	\$14,897	\$15,000
427923	45	2	Flg 1	\$21,400	\$14,897	\$15,000
427925	47	2	Flg 1	\$21,400	\$14,897	\$15,000
427926	48	2	Flg 1	\$21,400	\$14,897	\$15,000
427934	3	2	Flg 1	\$49,230	\$27,146	\$15,000
427949	17	3	Flg 1	\$49,230	\$27,146	\$30,000
427950	18	3	Flg 1	\$42,810	\$27,146	\$30,000
427951	19	3	Flg 1	\$42,810	\$27,146	\$30,000
427952	20	3	Flg 1	\$42,810	\$27,146	\$30,000
427953	21	3	Flg 1	\$42,810	\$27,146	\$30,000
427954	22	3	Flg 1	\$39,390	\$27,146	\$30,000
427956	23	3	Flg 1	\$38,100	\$27,146	\$30,000
427958	24	3	Flg 1	\$42,810	\$27,146	\$30,000
427959	25	3	Flg 1	\$42,810	\$27,146	\$30,000
427960	26	3	Flg 1	\$42,810	\$27,146	\$30,000
427961	27	3	Flg 1	\$42,810	\$27,146	\$30,000
427962	28	3	Flg 1	\$42,810	\$27,146	\$30,000
427963	29	3	Flg 1	\$42,810	\$27,146	\$30,000
427965	31	3	Flg 1	\$42,810	\$27,146	\$30,000
427966	32	3	Flg 1	\$42,810	\$27,146	\$30,000
427967	33	3	Flg 1	\$42,810	\$27,146	\$30,000

## BAA 2002

## Tamarisk Sub

427974	38	3	Fig 1	\$42,810	\$27,146	\$30,000
427976	40	3	Fig 1	\$49,230	\$27,146	\$30,000
427977	41	3	Fig 1	\$50,520	\$27,146	\$30,000
428005	13	4	Fig 1	\$42,810	\$27,146	\$30,000
428006	14	4	Fig 1	\$42,810	\$27,146	\$30,000
428007	15	4	Fig 1	\$47,090	\$27,146	\$30,000
428008	16	4	Fig 1	\$44,950	\$27,146	\$30,000
428009	17	4	Fig 1	\$51,370	\$27,146	\$30,000
428010	18	4	Fig 1	\$49,230	\$27,146	\$30,000
428011	19A	4	Fig 1	\$42,380	\$27,146	\$30,000
428013	20A	4	Fig 1	\$39,390	\$27,146	\$30,000
428015	21A	4	Fig 1	\$41,530	\$27,146	\$30,000
428017	22	4	Fig 1	\$47,090	\$27,146	\$30,000
428020	24A	4	Fig 1	\$38,100	\$27,146	\$30,000
428022	25	4	Fig 1	\$36,690	\$27,146	\$30,000
428024	26	4	Fig 1	\$42,810	\$27,146	\$30,000
428025	27	4	Fig 1	\$42,810	\$27,146	\$30,000
428026	28	4	Fig 1	\$42,810	\$27,146	\$30,000
428027	29	4	Fig 1	\$42,810	\$27,146	\$30,000
428028	30	4	Fig 1	\$42,810	\$27,146	\$30,000
428029	31	4	Fig 1	\$42,810	\$27,146	\$30,000
428030	32	4	Fig 1	\$42,810	\$27,146	\$30,000
428031	33	4	Fig 1	\$42,810	\$27,146	\$30,000
428032	34	4	Fig 1	\$42,810	\$27,146	\$30,000
428034	36	4	Fig 1	\$42,810	\$27,146	\$30,000
428035	37	4	Fig 1	\$42,810	\$27,146	\$30,000
428036	38	4	Fig 1	\$42,810	\$27,146	\$30,000
428037	39	4	Fig 1	\$42,810	\$27,146	\$30,000
428038	40	4	Fig 1	\$42,810	\$27,146	\$30,000
428039	41	4	Fig 1	\$42,810	\$27,146	\$30,000
428040	42	4	Fig 1	\$42,810	\$27,146	\$30,000
428041	43	4	Fig 1	\$42,810	\$27,146	\$30,000
428043	45	4	Fig 1	\$49,230	\$27,146	\$30,000
428046	48	4	Fig 1	\$46,020	\$27,146	\$30,000
428047	49	4	Fig 1	\$42,810	\$27,146	\$30,000
428048	50	4	Fig 1	\$42,810	\$27,146	\$30,000
428049	1	5	Fig 1	\$47,090	\$27,146	\$30,000
428050	2	5	Fig 1	\$44,950	\$27,146	\$30,000
428051	3	5	Fig 1	\$42,810	\$27,146	\$30,000
428061	13	5	Fig 1	\$52,440	\$27,146	\$30,000
428064	16	5	Fig 1	\$47,090	\$27,146	\$30,000
428073		00F	Fig 1	\$53,080	\$27,146	\$700
435160	53		Fig 3	\$42,810	\$35,000	\$30,000
435161	54		Fig 3	\$42,810	\$35,000	\$30,000