

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>US HOMES CORPORATION,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</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) 374-1878</p>	<p>Docket Number: 41157</p>
<p style="text-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.: 2073-36-2-00-003+5

Category: Refund/Abatement **Property Type: Vacant Land**
2. Petitioner is protesting the 2000 and 2001 actual value of the subject property.

3. The parties agreed that the 2000 and 2001 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 2000 and 2001 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 9th day of March, 2004.

This decision was put on the record

March 8, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

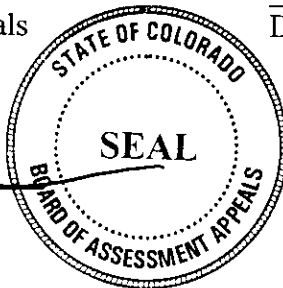
Karen E. Hart

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 41157**

STIPULATION (As To Tax Years 2000/2001 Actual Value)

US HOME CORPORATION,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax years 2000/2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter an 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; See schedule numbers below; 2000/2001 Abmt

A brief narrative as to why the reduction was made: Analyzed market information.

The parties have agreed that the 2000/2001 actual value of the subject property should be reduced as follows:

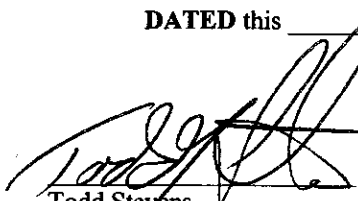
<u>SCHEDULE NO.</u>	<u>ORIGINAL 2000 VALUES</u>	<u>ORIGINAL 2001 VALUES</u>
2073-36-2-00-003	\$1,120,479	\$1,120,407
2073-36-3-00-001	\$2,501,279	2,084,346
2071-31-2-00-003	239,151	239,135
2073-36-1-00-014	269,103	269,086
2073-36-4-00-003	1,498,729	1,490,009
2073-36-2-00-001	<u>892,776</u>	<u>892,719</u>
	\$6,521,517	\$6,095,702

AGREED UPON		
<u>SCHEDULE NO.</u>	<u>2000 VALUES</u>	<u>2001 VALUES</u>
2073-36-2-00-003	\$ 963,612	\$1,008,366
2073-36-3-00-001	2,151,100	1,875,780
2071-31-2-00-003	205,670	215,222
2073-36-1-00-014	231,429	242,177
2073-36-4-00-003	1,288,402	1,341,008
2073-36-2-00-001	<u>767,787</u>	<u>803,447</u>
	\$5,608,000	\$5,486,000

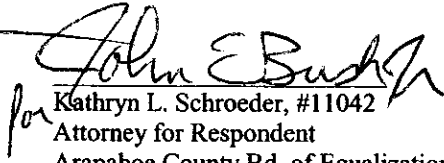
The valuation, as established above, shall be binding only with respect to the tax years 2000/2001.

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

DATED this _____ day of _____ 2004.



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for 

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