

<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>INFINITY COMMUNITIES,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</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) 347-1878</p>	<p><b>Docket Number: 41158</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.: 2073-24-4-21-001+43A**

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

3. The parties agreed that the 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 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 13<sup>th</sup> day of November, 2003.

This decision was put on the record

November 12, 2003

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

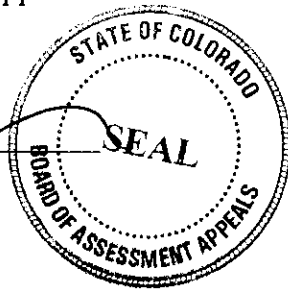
*Debra A. Baumbach*

Debra A. Baumbach

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

*Jackie J. Brown*

Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBERS 41158**

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**STIPULATION (As To Tax Year 2001 Actual Value)**

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**INFINITY COMMUNITIES,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2001 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; Abatement; See Schedule numbers below.

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

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

	2001	
	CBOE	STIPULATED
PARCEL #	VALUE	NEW 2001 VALUE
2073-24-4-21-001	65,205	52,500
2073-24-4-21-003	65,205	52,500
2073-24-4-21-004	65,205	52,500
2073-24-4-21-005	65,205	52,500
2073-24-4-21-006	89,019	52,500
2073-24-4-21-007	89,019	52,500
2073-24-4-21-010	65,205	52,500
2073-24-4-21-011	89,019	52,500
2073-24-4-21-012	89,019	52,500
2073-24-4-21-014	272,860	NO CHANGE
2073-24-4-22-001	65,205	52,500

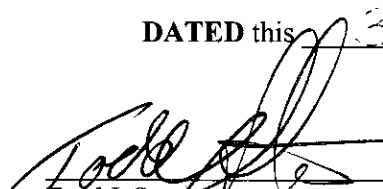
2073-24-4-22-002	65,205	52,500
2073-24-4-22-003	65,205	52,500
2073-24-4-22-004	65,205	52,500
2073-24-4-22-005	65,205	52,500
2073-24-4-22-006	65,205	52,500
2073-24-4-22-007	65,205	52,500
2073-24-4-22-009	65,205	52,500
2073-24-4-22-010	65,205	52,500
2073-24-4-22-011	65,205	52,500
2073-24-4-22-013	65,205	52,500
2073-24-4-22-014	65,205	52,500
2073-24-4-22-015	65,205	52,500
2073-24-4-22-016	65,205	52,500
2073-24-4-24-005	89,019	52,500
2073-24-4-24-006	126,900	NO CHANGE
2073-24-4-24-007	89,019	52,500
2073-24-4-24-008	56,700	52,500
2073-24-4-24-009	56,700	52,500
2073-24-4-24-010	56,700	52,500
2073-24-4-24-011	89,019	52,500
2073-24-4-24-011	89,019	NO CHANGE
2073-24-4-24-012	89,019	52,500
2073-24-4-24-013	89,019	52,500
2073-24-4-24-014	89,019	52,500
2073-24-4-24-015	89,019	52,500
2073-24-4-24-016	89,019	52,500
2073-24-4-24-017	89,019	52,500
2073-24-4-24-018	89,019	52,500
2073-24-4-24-019	89,019	52,500
2073-24-4-24-020	89,019	52,500
2073-24-4-24-023	62,370	52,500
2073-24-4-24-024	62,370	52,500
2073-24-4-24-025	62,370	52,500
2073-24-4-24-026	62,370	52,500
2073-24-4-24-027	62,370	52,500
2073-24-4-24-028	62,370	52,500
2073-24-4-24-029	296,200	NO CHANGE
2073-24-4-24-030	308,730	NO CHANGE
2073-24-4-24-032	62,370	52,500
2073-24-4-24-033	62,370	52,500
2073-24-4-24-034	62,370	52,500
2073-24-4-24-035	62,370	52,500
2073-24-4-24-036	62,370	52,500
2073-24-4-25-001	56,700	52,500
2073-24-4-26-001	56,700	52,500
2073-24-4-26-002	56,700	52,500

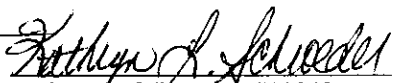
2073-24-4-26-003	56,700	52,500
2073-24-4-26-004	56,700	52,500
2073-24-4-26-005	56,700	52,500
2073-24-4-26-006	56,700	52,500
2073-24-4-26-007	56,700	52,500
2073-24-4-27-001	56,700	52,500
2073-24-4-27-002	56,700	52,500
2073-24-4-27-003	56,700	52,500
2073-24-4-27-004	56,700	52,500
2073-24-4-27-005	56,700	52,500
2073-24-4-27-006	56,700	52,500
2073-24-4-27-007	56,700	52,500
2073-24-4-27-008	56,700	52,500
2073-24-4-27-009	85,730	NO CHANGE
2073-24-4-28-002	70,875	52,500
2073-24-4-28-003	70,875	52,500
2073-25-1-01-003	56,700	52,500
2073-25-1-01-004	56,700	52,500
2073-25-1-01-005	56,700	52,500
<b>TOTAL</b>		<b>\$4,765,420</b>

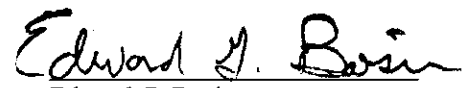
The valuation, as established above, shall be binding only with respect to the tax year 2001.

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 3 day of November 2003.

  
 Todd J. Stevens  
 Stevens & Assoc.  
 7950 S. Lincoln St., Ste. 110  
 Littleton, CO 80122  
 (303) 347-1878

  
 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

Docket # 41158