

<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>WHEATLANDS CROSSING LLC,</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: Licht &amp; Company Address: 250 Bryant St Denver, CO 80219 Phone Number: (303) 575-9305</p>	<p><b>Docket Number: 41364</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.: 2071-00-0-00-250**

**Category: Valuation                      Property Type: Vacant Land**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total \$6,351.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

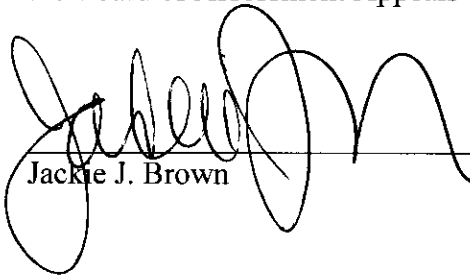
The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 13<sup>th</sup> day of December, 2003.

This decision was put on the record

December 12, 2003

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

  
Jackie J. Brown

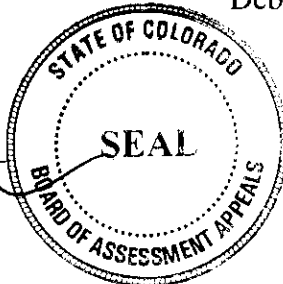
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 41364**

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**STIPULATION (As To Tax Year 2003 Actual Value)**

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**WHEATLANDS CROSSING LLC,**

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 2003 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: Schedule Number 2071-00-00-250; RA 3843-047.

A brief narrative as to why the reduction was made: Analyzed information supplied after CBOE hearing that documented agricultural land use.


The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

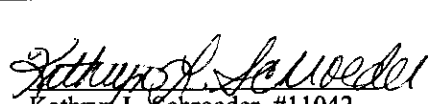
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 811,359	Land	\$ 6,351
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	\$ 811,359	Total	\$ 6,351


The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 \_\_\_\_\_ 2003.

  
Howard Licht  
Licht & Associates  
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Denver, CO 80219

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
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Edward G. Bosier  
Arapahoe County Assessor  
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