

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PULTE HOMES,</p> <p>v.</p> <p>Respondent:</p> <p>BOULDER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd Stevens Stevens & Associates, Inc. Address: 8005 S. Chester St., Ste. 340 Englewood, CO 80112 Phone Number: 303.347.1878</p>	<p>Docket Number: 42520</p>
<p>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.: R500159 + 206

Category: Refund/Abatement 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:

[PLEASE REFERENCE 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.

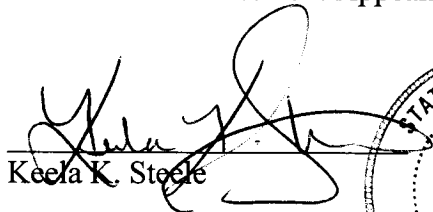
The Boulder County Assessor is directed to change his/her records accordingly.

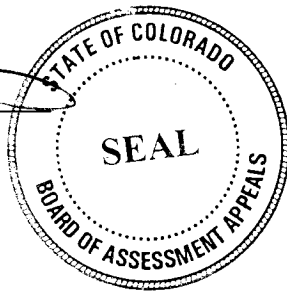
DATED/MAILED this 5th day of August, 2004.

This decision was put on the record

August 4, 2004

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


Keela K. Steele



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 42520

County Account Numbers: 500159 + 201 additional ID's (See attached Spreadsheet)

STIPULATION (As To Tax Year 2002 Actual Value)

PAGE 1 OF 2

PULTE HOMES

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

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: ID 500159 + 206 additional ID's (See Attached Spreadsheet). Renaissance Filing 2 Subdivision
2. The subject property is classified as: Residential Vacant Land
3. The County Assessor assigned the following actual value to the subject property for tax year 2002:

Land	\$ 6,733,700.00
Total	\$ 6,733,700.00

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 6,733,700.00
Total	\$ 6,733,700.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$ 5,223,577.00
Total	\$ 5,223,577.00

Petitioner's Initials



Date

7/27/04

Docket Number: 42520

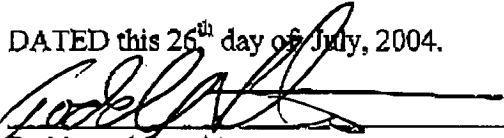
County Schedule Numbers: 500159 + 201 additional ID's (See attached Spreadsheet)

STIPULATION (As To Tax Year 2002 Actual Value)

PAGE 2 OF 2

6. The valuation, as established above, shall be binding only with respect to tax year 2002.
7. Brief narrative as to why the reduction was made: After further review of documentation on status of ground the percentage of completion on Renaissance Filing 2 Subdivision as of 1-1-2002 was decreased.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 17th, 2004 at 1:00pm be vacated.
9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 26th day of July, 2004.



Petitioner(s) or Attorney

Address:

8005 S. Chester Street

Suite 340

Englewood, CO 80112

Telephone: 303-347-1878



MICHAEL KOERTJE #21921

Deputy County Attorney

P. O. Box 471

Boulder, CO 80306-0471

Telephone (303) 441-3190

CINDY DOMENICO

Boulder County Assessor

By: 

SAMUEL M. FORSYTH

Chief Deputy Assessor

P. O. Box 471

Boulder, CO 80306-0471

Telephone: (303) 441-4844

RENAISSANCE SUBDIVISION FILING 2 - 5 YEAR DISCOUNT
 MARKET VALUE \$55,000

ACCOUNT NUMBER	STREET #	STREET NAME	BLK LOT	ASSESSOR'S VALUE		Actual \$ Difference	Assessed Difference	Tax Abatement
				2002 DISC. VALUE	SETTLEMENT DISC. VALUE			
R0500159	004821	BELLA VISTA	1 1	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501606	004817	BELLA VISTA	1 2	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501608	004813	BELLA VISTA	1 3	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501609	004808	BELLA VISTA	1 4	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501610	004804	BELLA VISTA	1 5	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501611	004800	BELLA VISTA	1 6	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501612	004724	BELLA VISTA	1 7	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501613	004720	BELLA VISTA	1 8	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501614	004716	BELLA VISTA	1 9	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501615	004712	BELLA VISTA	1 10	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501616	004708	BELLA VISTA	1 11	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501617	004704	BELLA VISTA	1 12	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501618	004700	BELLA VISTA	1 13	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501619	004622	BELLA VISTA	1 14	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501620	004618	BELLA VISTA	1 15	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501621	004614	BELLA VISTA	1 16	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501622	004610	BELLA VISTA	1 17	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501623	004606	BELLA VISTA	1 18	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501624	004602	BELLA VISTA	1 19	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501625	004520	BELLA VISTA	1 20	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501626	004516	BELLA VISTA	1 21	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501627	004512	BELLA VISTA	1 22	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0501628	004508	BELLA VISTA	1 23	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0500182	004504	BELLA VISTA	1 24	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0500183	004500	BELLA VISTA	1 25	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0500184	004428	BELLA VISTA	1 26	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0500185	004424	BELLA VISTA	1 27	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0500186	004420	BELLA VISTA	1 28	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0500187	004416	BELLA VISTA	1 29	\$ 40,655.00	\$ 40,655.00	\$ 3,745.00	\$ 1,086.05	\$94.27
R0500188	001524	NAPLES	2 1	\$ 28,203.00	\$ 28,203.00	\$ 5,097.00	\$ 1,478.13	\$128.30
R0500189	001528	NAPLES	2 2	\$ 28,203.00	\$ 28,203.00	\$ 5,097.00	\$ 1,478.13	\$128.30

R0500230	001522	SICILY	4	4	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500231	001526	SICILY	4	5	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500232	004622	CALABRIA	4	6	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500233	001523	FLORENCE	4	7	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500234	001519	FLORENCE	4	8	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500235	001515	FLORENCE	4	9	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500236	001511	FLORENCE	4	10	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500237	001507	FLORENCE	4	11	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500238	004804	BELLA VISTA	5	1	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500239	004912	BELLA VISTA	5	2	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500240	004924	BELLA VISTA	5	3	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500241	004936	BELLA VISTA	5	4	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500242	004940	BELLA VISTA	5	5	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500243	004944	BELLA VISTA	5	6	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500244	004946	BELLA VISTA	5	7	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500245	004952	BELLA VISTA	5	8	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500246	005000	BELLA VISTA	5	9	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500247	005004	BELLA VISTA	5	10	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500248	005010	BELLA VISTA	5	11	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500249	005014	BELLA VISTA	5	12	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500250	005018	BELLA VISTA	5	13	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500251	005022	BELLA VISTA	5	14	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500252	005026	BELLA VISTA	5	15	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500253	005030	BELLA VISTA	5	16	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500254	001725	SICILY	5	17	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500255	001721	SICILY	5	18	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500256	001717	SICILY	5	19	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500257	001713	SICILY	5	20	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500258	001709	SICILY	5	21	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500259	001705	SICILY	5	22	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500260	001701	SICILY	5	23	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500261	001623	SICILY	5	24	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500262	001619	SICILY	5	25	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500263	001615	SICILY	5	26	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500264	001611	SICILY	5	27	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500265	001607	SICILY	5	28	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500266	001603	SICILY	5	29	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500267	001533	SICILY	5	30	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500268	001529	SICILY	5	31	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35
R0500269	001525	SICILY	5	32	\$ 22,360.00	\$ 2,040.00	\$ 591.60	\$51.35

R0500270	001521	SICILY	5	33	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500271	001517	SICILY	5	34	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500272	001513	SICILY	5	35	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500273	001509	SICILY	5	36	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500281	004931	BELLA VISTA	6	8	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500282	004936	BELLA VISTA	6	9	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500283	004939	BELLA VISTA	6	10	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500284	004943	BELLA VISTA	6	11	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500285	004947	BELLA VISTA	6	12	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500286	005001	BELLA VISTA	7	1	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500287	005005	BELLA VISTA	7	2	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500288	005009	BELLA VISTA	7	3	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500289	005013	BELLA VISTA	7	4	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500290	005017	BELLA VISTA	7	5	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500291	005021	BELLA VISTA	7	6	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500292	005025	BELLA VISTA	7	7	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500293	005029	BELLA VISTA	7	8	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500294	005033	BELLA VISTA	7	9	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500295	005037	BELLA VISTA	7	10	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500296	005041	BELLA VISTA	7	11	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500297	005103	BELLA VISTA	7	12	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500298	005107	BELLA VISTA	7	13	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500299	005111	BELLA VISTA	7	14	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500300	005115	BELLA VISTA	7	15	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500301	005119	BELLA VISTA	7	16	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500302	005123	BELLA VISTA	7	17	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
R0500303	006127	BELLA VISTA	7	18	\$	22,360.00	\$	2,040.00	\$	591.60	\$51.35
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R0500305	001707	LOMBARDY	8	2	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37
R0500306	001711	LOMBARDY	8	3	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37
R0500307	001715	LOMBARDY	8	4	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37
R0500308	001719	LOMBARDY	8	5	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37
R0500309	001723	LOMBARDY	8	6	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37
R0500310	001726	SICILY	8	7	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37
R0500311	001722	SICILY	8	8	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37
R0500312	001716	SICILY	8	9	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37
R0500313	001714	SICILY	8	10	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37
R0500314	001710	SICILY	8	11	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37
R0500315	001706	SICILY	8	12	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37
R0500316	001702	SICILY	8	13	\$	22,360.00	\$	10,940.00	\$	3,172.60	\$275.37

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R0500357	005209	BELLA VISTA	12	7	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500358	005213	BELLA VISTA	12	8	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500359	005217	BELLA VISTA	12	9	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500360	005221	BELLA VISTA	12	10	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500361	005225	BELLA VISTA	12	11	\$ 22,360.00	\$ 10,940.00	\$ 3,172.60	\$275.37
R0500362	005229	BELLA VISTA	12	12	\$ 28,203.00	\$ 5,097.00	\$ 1,478.13	\$128.30
R0500363	005233	BELLA VISTA	12	13	\$ 28,203.00	\$ 5,097.00	\$ 1,478.13	\$128.30
R0500364	005238	BELLA VISTA	12	14	\$ 28,203.00	\$ 5,097.00	\$ 1,478.13	\$128.30
R0500365	005240	BELLA VISTA	12	15	\$ 28,203.00	\$ 5,097.00	\$ 1,478.13	\$128.30
R0500366	005244	BELLA VISTA	12	16	\$ 28,203.00	\$ 5,097.00	\$ 1,478.13	\$128.30
500368	OUTLOTS AC				\$ 0	\$ 238,100.00	\$ 68,049.00	\$5,993.25
500369	OUTLOTS F / 53.35 AC				\$ 0	\$ 5,500.00	\$ 1,585.00	\$138.44
					\$ 6,733,700.00	\$ 5,223,577.00	\$ 1,510,123.00	\$437,935.67
								\$38,011.50

Actual \$ 1,510,123.00
 Assessed \$ 437,935.67
 x .086797 \$38,011.50 TAX REFUND