

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>VILLAGE HOMES OF COLORADO, INC.,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Todd J. Stevens Stevens & Associates, Inc. Address: 640 Plaza Drive, Suite 290 Littleton, CO 80219 Phone Number:</p>	<p>Docket Number: 43285</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.: 438142+62

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:

[PLEASE REFERENCE ATTACHED STIPULATION]

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

DATED/MAILED this 19th day of November, 2004.

This decision was put on the record

November 18, 2004

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

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43285
County Schedule Number: 438142 + 62

STIPULATION (As To Tax Year 2003 Actual Value)

Village Homes of Colorado Inc.
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this 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.

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

1. The property subject to this Stipulation is described as follows:
63 vacant lots in Tamarask Subdivision

2. The subject property is classified as residential vacant land property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$ <u>see attached</u>
Improvements	
Total	\$ <u>see attached</u>

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	\$ <u>see attached</u>

04 NOV 18 PM 12:52
BOARD OF ASSESSMENT APPEALS
JEFFERSON COUNTY, COLORADO

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ <u>see attached</u>
Improvements	
Total	\$ <u>see attached</u>

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

7. Brief narrative as to why the reduction was made:
All lots adjusted to a new Present Worth Value based on a comparable subdivision in a different part of the county. One lot adjusted for being unbuildable and three lots adjusted for a multi-tax district.

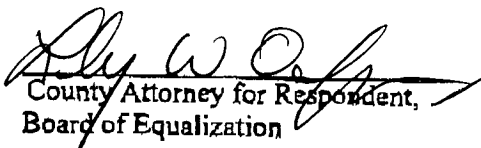
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 2, 2004 (date) at 1:00 p.m. (time) be vacated.

DATED this 15th day of November 15, 2004

~~Village Homes of Colorado Inc.~~

~~Address~~

~~6 W Dry Creek Cir 200
Littleton, CO 80120~~


County Attorney for Respondent,
Board of Equalization

Address

100 Jefferson County Pkwy
Golden, CO 80419
Telephone: 303-271-8918

Docket Number 43285
Schedule Number 438142 + 62

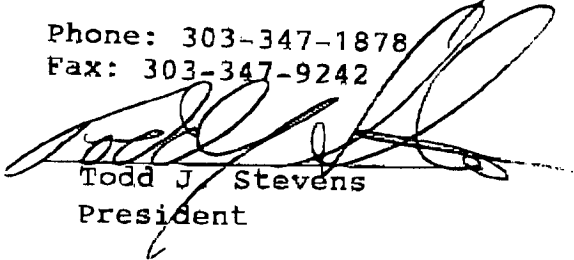

Lou D'Amico Deputy Assessor

Stevens & Associates, Inc.
640 Plaza Dr. Suite 290
Littleton, CO 80129

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

Phone: 303-347-1878
Fax: 303-347-9242

Telephone: 303-271-8639


Todd J Stevens
President

Tamarask Subdivision Stipulated 2003 BAA Values

Schedule #	Lot	Block	BOE Value	Stipulated Value For 2003
427889	15	2	\$65,030	\$56,900
427892	18	2	\$65,030	\$56,900
427900	24	2	\$65,030	\$56,900
427910	32	2	\$65,030	\$56,900
427911	33	2	\$65,030	\$56,900
427912	34	2	\$65,030	\$56,900
427913	35	2	\$65,030	\$56,900
427914	36	2	\$65,030	\$56,900
427915	37	2	\$65,030	\$56,900
427916	38	2	\$65,030	\$56,900
427917	39	2	\$65,030	\$56,900
427918	40	2	\$65,030	\$56,900
427919	49	2	\$65,030	\$56,900
427920	42	2	\$65,030	\$56,900
427921	43	2	\$65,030	\$56,900
427922	44	2	\$65,030	\$56,900
427923	45	2	\$65,030	\$56,900
427924	46	2	\$65,030	\$56,900
427925	47	2	\$65,030	\$56,900
427926	48	2	\$65,030	\$56,900
427927	49	2A	\$59,530	\$28,450 multi tax dist.
427928	49	2B	\$54,710	\$28,450 multi tax dist.
427933	1	3	\$65,030	\$56,900
427935	3	3	\$65,030	\$56,900
427938	6	3	\$65,030	\$56,900
427939	7	3	\$65,030	\$56,900
427940	8	3	\$65,030	\$56,900
427941	9	3	\$65,030	\$56,900
427942	10	3	\$65,030	\$56,900
427943	11	3	\$65,030	\$56,900
427951	19	3	\$65,030	\$56,900
427980	26	3	\$65,030	\$56,900
428029	31	4	\$65,030	\$56,900
428030	32	4	\$65,030	\$56,900
428031	33	4	\$65,030	\$56,900
428032	34	4	\$65,030	\$56,900
428035	37	4	\$65,030	\$56,900
428036	38	4	\$65,030	\$56,900
428037	39	4	\$65,030	\$56,900
428038	40	4	\$65,030	\$56,900
428039	41	4	\$65,030	\$56,900
428040	42	4	\$65,030	\$56,900
428041	43	4	\$65,030	\$56,900
428043	45	4	\$65,030	\$56,900
428046	48	4	\$65,030	\$56,900
428049	1	5	\$65,030	\$56,900
428050	2	5	\$65,030	\$56,900

Tamarask Subdivision Stipulated 2003 BAA Values

428051	3	5	\$65,030	\$56,900		
428073		OOF	\$65,030	\$700 unbildable strip		
435158	51		\$65,030	\$56,900		
435159	52		\$65,030	\$56,900		
435160	53		\$65,030	\$56,900		
435161	54		\$65,030	\$56,900		
438142	52	2A	\$65,030	\$47,800 multi tax dist.		
438144	53	2	\$65,030	\$56,900		
438145	54	2	\$65,030	\$56,900		
438148	48	3	\$65,030	\$56,900		
438149	47	3	\$65,030	\$56,900		
438150	48	3	\$65,030	\$56,900		
438151	49	3	\$65,030	\$56,900		
438152	50	3	\$65,030	\$56,900		
438153	51	3	\$65,030	\$56,900		
438154	52	3	\$65,030	\$56,900		