

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ANTELOPE DEVELOPMENT, v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
Attorney or Party Without Attorney for the Petitioner: Name: Todd J Stevens Stevens & Associates Inc Address: 640 Plaza Dr Suite 290 Littleton, CO 80129 Phone Number: 303-347-1878	Docket Number: 43443
ORDER ON STIPULATION	

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.: 1981-14-2-01-022+37
Category: 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:

Total Value: \$488,728
(Reference Attached 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 Arapahoe County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 10th day of May 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
May 9, 2005

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

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 43443**

STIPULATION (As To Tax Year 2002 Actual Value)

ANTELOPE DEVELOPMENT,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a 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. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as vacant land and described as follows: See schedule numbers below; 2002 Abmt

A brief narrative as to why the reduction was made: Analyzed market value and subdividers' discount.

The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

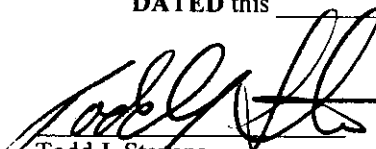
	2002 County Value	Stipulated Values
1981-14-1-03-012	\$35,120	\$3,071
1981-14-2-01-001	\$41,800	\$26,356
1981-14-2-01-015	\$41,800	\$26,356
1981-14-2-01-017	\$41,800	\$26,356
1981-14-2-01-020	\$41,800	\$26,356
1981-14-2-01-021	\$41,800	\$26,356
1981-14-2-01-022	\$41,800	\$26,356
1981-14-3-04-004	\$41,800	\$26,356
1981-14-3-04-005	\$41,800	\$26,356
1981-14-3-04-006	\$41,800	\$26,356
1981-14-3-04-007	\$41,800	\$26,356
1981-14-3-04-013	\$41,800	\$26,356
1981-14-3-04-016	\$41,800	\$26,356
1981-14-3-04-018	\$41,800	\$26,356
1981-14-3-04-020	\$41,800	\$26,356

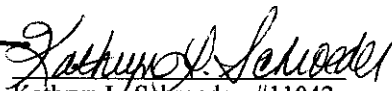
1981-14-3-04-021	\$41,800	\$26,356
1981-14-4-02-002	\$41,800	\$4,545
1981-14-4-02-003	\$41,800	\$4,514
1981-14-4-02-004	\$41,800	\$4,484
1981-14-4-02-006	\$41,800	\$3,931
1981-14-4-02-007	\$41,800	\$4,514
1981-14-4-02-008	\$41,800	\$3,747
1981-14-4-02-009	\$41,800	\$3,869
1981-14-4-02-012	\$41,800	\$3,931
1981-14-4-02-014	\$41,800	\$4,453
1981-14-4-02-016	\$41,800	\$4,422
1981-14-4-02-017	\$41,800	\$4,453
1981-14-4-02-018	\$41,800	\$3,962
1981-14-4-02-019	\$41,800	\$3,992
1981-14-4-02-022	\$41,800	\$3,685
1981-14-4-04-001	\$41,800	\$3,777
1981-14-4-04-002	\$41,800	\$3,808
1981-14-4-04-003	\$41,800	\$3,992
1981-14-4-04-004	\$41,800	\$4,330
1981-14-4-04-005	\$41,800	\$3,562
1981-14-4-04-006	\$41,800	\$4,330
1981-14-4-04-009	\$41,800	\$4,269
1981-14-4-04-010	\$40,700	\$3,747
Total	\$1,580,620	\$488,728

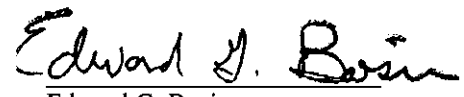
The valuation, as established above, shall be binding only with respect to the tax year 2002.

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 _____ 2005.


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Docket # 43443