

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 53438</b>
Petitioner: <b>ESTANCIA ROCKIES LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2071-31-1-07-001+50**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  

**Total Value:            \$786,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 2nd day of September 2011.

**BOARD OF ASSESSMENT APPEALS**

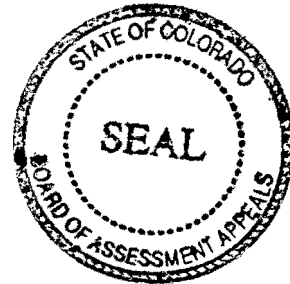
*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

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

*CM*  
\_\_\_\_\_  
Cara McKeller



STIPULATION (As To Tax Year 2009 Actual Value)

ESTANCIA ROCKIES LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2009 valuation of the subject properties and jointly moves 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: Tallyns Reach Subdivision, County Schedule Numbers: **See Below**:

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

The parties have agreed that the 2009 actual value of the subject property should be reduced as follows:

PARCEL NO.	ORIGINAL VALUE	NEW VALUE (2009)
2071-31-1-07-001	\$17,250	\$15,000
2071-31-1-07-002	\$17,250	\$15,000
2071-31-1-07-003	\$17,250	\$15,000
2071-31-1-07-004	\$17,250	\$15,000
2071-31-1-07-005	\$17,250	\$15,000
2071-31-1-07-006	\$17,250	\$15,000
2071-31-1-07-007	\$17,250	\$15,000
2071-31-1-07-008	\$17,250	\$15,000
2071-31-1-07-009	\$17,250	\$15,000
2071-31-1-07-010	\$17,250	\$15,000
2071-31-1-07-011	\$17,250	\$15,000
2071-31-1-07-012	\$17,250	\$15,000
2071-31-1-07-013	\$17,250	\$15,000
2071-31-1-07-014	\$17,250	\$15,000
2071-31-1-07-015	\$17,250	\$15,000
2071-31-1-07-016	\$17,250	\$15,000
2071-31-1-07-017	\$17,250	\$15,000
2071-31-1-07-018	\$17,250	\$15,000
2071-31-1-07-019	\$17,250	\$15,000
2071-31-1-07-020	\$17,250	\$15,000
2071-31-1-07-021	\$17,250	\$15,000

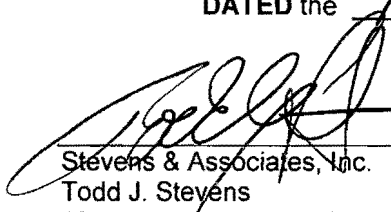
2071-31-1-07-022	\$17,250	\$15,000
2071-31-1-07-023	\$17,250	\$15,000
2071-31-1-07-024	\$17,250	\$15,000
2071-31-1-07-025	\$17,250	\$15,000
2071-30-4-29-001	\$17,250	\$15,000
2071-30-4-29-002	\$17,250	\$15,000
2071-30-4-29-003	\$17,250	\$15,000
2071-30-4-29-004	\$17,250	\$15,000
2071-29-3-18-005	\$17,250	\$15,000
2071-29-3-18-006	\$17,250	\$15,000
2071-29-3-18-007	\$17,250	\$15,000
2071-31-1-08-001	\$17,250	\$15,000
2071-31-1-08-002	\$17,250	\$15,000
2071-31-1-08-003	\$17,250	\$15,000
2071-31-1-08-004	\$17,250	\$15,000
2071-31-1-08-005	\$17,250	\$15,000
2071-31-1-08-006	\$17,250	\$15,000
2071-31-1-08-007	\$17,250	\$15,000
2071-31-1-08-008	\$17,250	\$15,000
2071-31-1-08-009	\$17,250	\$15,000
2071-31-1-08-010	\$17,250	\$15,000
2071-31-1-08-011	\$17,250	\$15,000
2071-31-1-08-012	\$17,250	\$15,000
2071-31-1-08-013	\$17,250	\$15,000
2071-31-1-08-014	\$17,250	\$15,000
2071-31-1-08-015	\$17,250	\$15,000
2071-31-1-08-017	\$17,250	\$15,000
2071-31-1-08-018	\$17,250	\$15,000
2071-31-1-08-020	\$17,250	\$15,000
2071-32-2-06-001	\$43,125	\$36,000

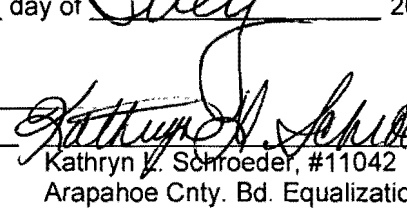
**TOTAL** **\$905,625** **786,000**

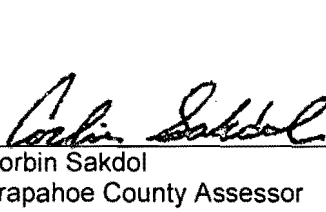
The valuation, as established above, shall be binding only with respect to the tax year 2009.

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 the 19 day of July 2011.

  
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Arapahoe County Assessor  
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