

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57201</b>
Petitioner: <b>RICHMOND AMERICAN HOMES OF COLORADO, INC.,</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.: 2071-20-2-19-004+127**

**Category: Valuation      Property Type: Vacant Land**
  
2. Petitioner is protesting the 2010 actual value of the subject property.
  
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  

**Total Value:            \$1,414,800**

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

**ORDER:**

Respondent is ordered to reduce the 2010 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 9th day of March 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

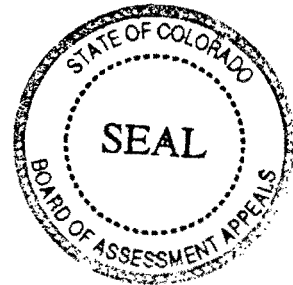
\_\_\_\_\_  
Diane M. DeVries

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

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 57201

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STIPULATION (As To Tax Year 2010 Actual Value)

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RICHMOND AMERICAN HOMES OF COLORADO, INC.

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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: Wheatlands Subdivision, County Schedule Numbers: **See Below**:

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

The parties have agreed that the 2010 actual value of the subject property should be reduced as follows:

PARCEL NO.	ORIGINAL VALUE	NEW VALUE (2010)
2071-20-2-19-004	\$13,200	<del>\$12,420</del>
2071-20-2-20-004	\$13,200	<del>\$10,800</del>
2071-20-2-21-004	\$13,200	\$10,800
2071-20-2-19-005	\$13,200	<del>\$12,420</del>
2071-20-2-20-005	\$13,200	<del>\$10,800</del>
2071-20-2-22-004	\$13,200	<del>\$10,800</del>
2071-20-2-21-005	\$13,200	<del>\$10,800</del>
2071-20-2-19-006	\$13,200	<del>\$12,420</del>
2071-20-2-20-006	\$13,200	<del>\$10,800</del>
2071-20-2-22-006	\$13,200	<del>\$10,800</del>
2071-20-2-21-006	\$13,200	<del>\$10,800</del>
2071-20-2-19-007	\$13,200	<del>\$12,420</del>
2071-20-2-20-007	\$13,200	<del>\$10,800</del>
2071-20-2-21-007	\$13,200	<del>\$10,800</del>
2071-20-2-19-008	\$13,200	<del>\$12,420</del>
2071-20-2-20-008	\$13,200	<del>\$10,800</del>

PARCEL NO.	ORIGINAL VALUE	NEW VALUE (2010)
2071-20-2-19-009	\$13,200	\$12,420
2071-20-2-20-009	\$13,200	\$10,800
2071-20-2-20-010	\$13,200	\$10,800
2071-20-2-20-011	\$13,200	\$10,800
2071-20-2-20-012	\$13,200	\$10,800
2071-20-2-20-014	\$13,200	\$10,800
2071-20-2-20-015	\$13,200	\$10,800
2071-20-2-20-016	\$13,200	\$10,800
2071-20-2-20-017	\$13,200	\$10,800
2071-20-2-20-018	\$13,200	\$10,800
2071-20-2-20-019	\$13,200	\$10,800
2071-20-2-20-020	\$13,200	\$10,800
2071-20-2-20-021	\$13,200	\$10,800
2071-20-2-20-022	\$13,200	\$10,800
2071-20-2-20-023	\$13,200	\$10,800
2071-20-2-20-024	\$13,200	\$10,800
2071-20-2-20-025	\$13,200	\$10,800
2071-20-2-20-026	\$13,200	\$10,800
2071-20-2-20-027	\$13,200	\$10,800
2071-20-2-20-028	\$13,200	\$10,800
2071-20-2-20-029	\$13,200	\$10,800
2071-20-2-20-030	\$13,200	\$10,800
2071-20-2-22-030	\$13,200	\$10,800
2071-20-2-20-031	\$13,200	\$10,800
2071-20-2-22-031	\$13,200	\$10,800
2071-20-2-20-032	\$13,200	\$10,800
2071-20-2-22-032	\$13,200	\$10,800
2071-20-2-22-033	\$13,200	\$10,800
2071-20-2-22-034	\$13,200	\$10,800
2071-20-2-22-035	\$13,200	\$10,800
2071-20-3-22-002	\$13,200	\$10,800
2071-20-3-19-017	\$13,200	\$10,800
2071-20-3-22-003	\$13,200	\$10,800
2071-20-3-19-018	\$13,200	\$10,800
2071-20-3-22-004	\$13,200	\$10,800
2071-20-3-22-005	\$13,200	\$10,800
2071-20-2-15-010	\$13,200	\$10,800
2071-20-2-19-001	\$13,200	\$10,800
2071-20-2-20-001	\$13,200	\$10,800
2071-20-2-22-001	\$13,200	\$10,800

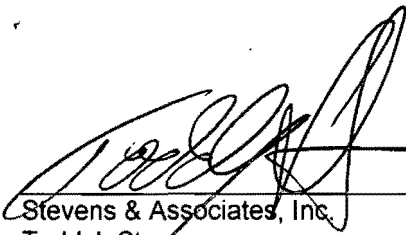
PARCEL NO.	ORIGINAL VALUE	NEW VALUE (2010)
2071-20-2-21-001	\$13,200	\$10,800
2071-20-2-19-002	\$13,200	<del>\$12,420</del>
2071-20-2-20-002	\$13,200	\$10,800
2071-20-2-22-002	\$13,200	\$10,800
2071-20-2-21-002	\$13,200	\$10,800
2071-20-2-19-003	\$13,200	<del>\$10,800</del>
2071-20-2-20-003	\$13,200	\$10,800
2071-20-2-22-003	\$13,200	\$10,800
2071-20-2-21-003	\$13,200	\$10,800
2071-20-3-09-021	\$10,800	\$10,800
2071-20-3-19-001	\$13,200	<del>\$10,800</del>
2071-20-3-18-001	\$13,200	\$10,800
2071-20-3-21-002	\$13,200	<del>\$12,420</del>
2071-20-3-18-002	\$13,200	\$10,800
2071-20-3-19-002	\$13,200	\$10,800
2071-20-3-18-003	\$13,200	\$10,800
2071-20-3-19-003	\$13,200	<del>\$10,800</del>
2071-20-3-21-004	\$13,200	<del>\$12,420</del>
2071-20-3-18-004	\$13,200	\$10,800
2071-20-3-19-004	\$13,200	\$10,800
2071-20-3-18-005	\$13,200	\$10,800
2071-20-3-19-005	\$13,200	\$10,800
2071-20-3-21-006	\$13,200	<del>\$12,420</del>
2071-20-3-20-006	\$13,200	<del>\$10,800</del>
2071-20-3-18-006	\$13,200	\$10,800
2071-20-3-19-006	\$13,200	\$10,800
2071-20-3-21-007	\$13,200	<del>\$12,420</del>
2071-20-3-18-007	\$13,200	\$10,800
2071-20-3-19-007	\$13,200	\$10,800
2071-20-3-18-008	\$13,200	<del>\$10,800</del>
2071-20-3-19-008	\$13,200	\$10,800
2071-20-3-21-009	\$13,200	<del>\$12,420</del>
2071-20-3-18-009	\$13,200	\$10,800
2071-20-3-19-009	\$13,200	\$10,800
2071-20-3-18-010	\$13,200	\$10,800
2071-20-3-19-010	\$13,200	<del>\$10,800</del>
2071-20-3-21-011	\$13,200	<del>\$12,420</del>
2071-20-3-18-011	\$13,200	<del>\$12,420</del>
2071-20-3-21-012	\$13,200	<del>\$12,420</del>
2071-20-3-20-012	\$13,200	<del>\$10,800</del>

PARCEL NO.	ORIGINAL VALUE	NEW VALUE (2010)
2071-20-3-18-012	\$13,200	\$12,420
2071-20-3-19-012	\$13,200	\$10,800
2071-20-3-20-013	\$13,200	\$10,800
2071-20-3-19-013	\$13,200	\$10,800
2071-20-3-18-013	\$13,200	\$12,420
2071-20-3-20-014	\$13,200	\$10,800
2071-20-3-18-014	\$13,200	\$12,420
2071-20-3-18-015	\$13,200	\$12,420
2071-20-2-11-002	\$13,200	\$10,800
2071-20-3-22-001	\$13,200	\$10,800
2071-20-3-18-016	\$13,200	\$12,420
2071-20-3-01-005	\$18,450	\$10,800 <sup>21</sup>
2071-20-3-03-005	\$18,450	\$10,800
2071-20-3-03-006	\$18,450	\$10,800
2071-20-3-01-009	\$18,450	\$10,800
2071-20-3-01-010	\$18,450	\$10,800
2071-20-3-01-011	\$18,450	\$10,800
2071-20-3-01-015	\$18,450	\$10,800
2071-20-3-09-001	\$10,800	\$10,800
2071-20-3-10-001	\$10,800	\$10,800
2071-20-3-09-002	\$10,800	\$10,800
2071-20-3-11-002	\$10,800	\$10,800
2071-20-3-09-003	\$10,800	\$10,800
2071-20-2-07-001	\$10,800	\$10,800
2071-20-3-09-004	\$10,800	\$10,800
2071-20-2-07-002	\$10,800	\$10,800
2071-20-3-09-005	\$10,800	\$10,800
2071-20-3-10-005	\$10,800	\$10,800
2071-20-3-09-017	\$10,800	\$10,800
2071-20-3-09-018	\$10,800	\$10,800
2071-20-3-09-019	\$10,800	\$10,800
2071-20-3-09-020	\$10,800	\$10,800
<b>TOTAL</b>	<b>1,690,350</b>	<b>\$1,414,800</b>

The valuation, as established above, shall be binding only with respect to the tax year 2010.

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 19th day of January 2012.



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