

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57257
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO, INC., v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
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.: 2071-29-3-18-001+38

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: \$920,000
 (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 10th day of January 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

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO
 DOCKET NUMBER 57257

2012 JAN -6 PM 1:36

STIPULATION (As To Tax Year 2010 Actual Value)

2011 DEC -5 PM 2:39

ARAPAHOE COUNTY
ASSESSOR

RICHMOND AMERICAN HOMES OF COLORADO, INC.

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2010 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: Tallyn's Reach, County Schedule Number(s) (see table below):

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

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

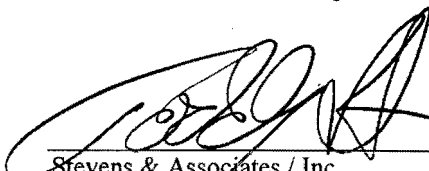
PARCEL NO.	ORIGINAL VALUE	NEW VALUE (2010)
2071-29-3-18-001	18,000	18,750
2071-29-3-18-002	18,000	18,750
2071-30-2-08-005	60,000	15,625
2071-30-2-08-006	60,000	15,625
2071-30-2-08-007	60,000	15,625
2071-30-2-08-008	60,000	15,625
2071-30-2-08-009	60,000	15,625
2071-30-2-08-010	60,000	15,625
2071-30-2-08-019	60,000	15,625
2071-30-2-08-021	60,000	15,625
2071-30-2-08-022	60,000	15,625
2071-30-2-08-023	60,000	60,000
2071-30-2-09-003	60,000	60,000
2071-30-2-09-010	60,000	15,625
2071-30-2-09-011	60,000	15,625
2071-30-2-10-005	75,000	18,750
2071-30-2-12-009	14,000	15,625
2071-30-2-12-010	14,400	15,625
2071-30-2-12-011	14,400	15,625
2071-30-2-12-012	14,400	15,625
2071-30-2-12-013	60,000	15,625
2071-30-2-12-014	60,000	15,625
2071-30-2-12-017	18,000	15,625
2071-30-2-12-020	14,400	15,625


2071-30-2-12-022	18,000	18,750
2071-30-2-12-023	18,000	18,750
2071-30-2-12-024	18,000	18,750
2071-30-2-12-025	18,000	18,750
2071-30-2-12-026	14,000	15,625
2071-30-2-12-028	18,000	18,750
2071-30-2-12-030	75,000	15,625
2071-30-2-14-001	18,000	18,750
2071-30-2-14-002	18,000	18,750
2071-31-1-02-001	61,500	15,625
2071-31-1-02-002	61,500	15,625
2071-31-1-02-003	61,500	15,625
2071-31-1-02-004	61,500	15,625
2071-31-1-02-005	61,500	18,750
2071-31-1-02-006	61,500	18,750
2071-31-1-02-007	61,500	18,750
2071-31-1-02-008	61,500	18,750
2071-31-1-02-009	61,500	18,750
2071-31-1-02-010	61,500	15,625
2071-31-1-02-011	61,500	18,750
2071-31-1-02-014	61,500	18,750
2071-31-1-03-001	61,500	18,750
2071-31-1-03-002	61,500	18,750
2071-31-1-03-003	61,500	18,750
2071-31-1-03-004	<u>61,500</u>	<u>18,750</u>
TOTAL	\$2,299,600	\$920,000


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 30 day of November 2011.


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