

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59605
Petitioner: KDB HOMES INC. DBA MELODY HOMES INC., v. Respondent: WELD 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.: R4027806+87

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2011 actual value of the subject property.

3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$2,772,880

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

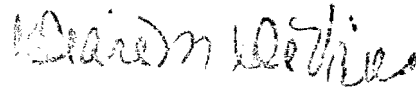
ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 16th day of March 2012.

BOARD OF ASSESSMENT APPEALS

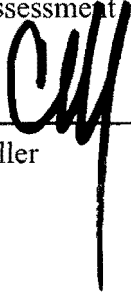


Diane M. DeVries

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



Debra A. Baumbach



Cara McKeller

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number 59605

Multiple County Schedule Numbers (As Set Forth in the Attached)

STIPULATION (As To Tax Year 2011 Actual Value)

KDB Homes Inc. dba Melody Homes Inc.

Petitioner(s),

vs.

WELD COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 20 11 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 Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as Vacant property (what type).
3. Attachment A reflects the actual values for the subject properties, as assigned by the Assessor for the tax year 20 11.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Weld County Board of Equalization.
5. After further review and negotiation, the Petitioner (s) and Respondent agree to the tax year 20 11 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 20 11 .

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 59605

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R4027806	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4027906	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4028106	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4028206	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4028306	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4028406	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4028506	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4028606	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4028706	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4028806	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4029006	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4029106	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4029206	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4030506	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4031006	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4031106	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4031206	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4031306	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4031406	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4031506	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4031606	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4031706	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4031806	\$ 33,520.00	\$ 0.00	\$ 33,520.00
TOTAL:	\$ 0.00	\$ 0.00	\$ 0.00

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 59605

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R4031906	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4032006	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4033006	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4033106	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4033206	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4033306	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4033406	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4033506	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4033706	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4033806	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4033906	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4034006	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4034406	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4034506	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4034606	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4034706	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4036306	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4037206	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4037606	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4037706	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4037806	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4037906	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
R4038006	\$ 33,520 .00	\$ 0 .00	\$ 33,520 .00
TOTAL:	\$.00	\$.00	\$.00

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 59605

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R4038206	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4038306	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4038406	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4038506	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4038606	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4038706	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4038806	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4038906	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4039106	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4039706	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4040006	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4040306	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4040506	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4040606	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4040706	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4040806	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4040906	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4041006	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4041106	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4041206	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4044406	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4044506	\$ 33,520.00	\$ 0.00	\$ 33,520.00
	\$.00	\$.00	\$.00
TOTAL:	\$ 0.00	\$ 0.00	\$ 0.00

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 59605

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R4044606	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4044706	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4044806	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4044906	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4045006	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4045106	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4045206	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4045306	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4045506	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4045606	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4045906	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4046006	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4046106	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4046206	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4046306	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4046406	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4046506	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4046606	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4046706	\$ 33,520.00	\$ 0.00	\$ 33,520.00
R4046906	\$ 33,520.00	\$ 0.00	\$ 33,520.00
	\$.00	\$.00	\$.00
	\$.00	\$.00	\$.00
	\$.00	\$.00	\$.00
TOTAL:	\$ 2,949,760.00	\$ 0.00	\$ 2,949,760.00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 59605

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>R4027806</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4027906</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4028106</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4028206</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4028306</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4028406</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4028506</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4028606</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4028706</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4028806</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4029006</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4029106</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4029206</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4030506</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4031006</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4031106</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4031206</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4031306</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4031406</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4031506</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4031606</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4031706</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4031806</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
TOTAL:	<u>\$.00</u>	<u>\$.00</u>	<u>\$.00</u>

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 59605

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>R4031906</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4032006</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4033006</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4033106</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4033206</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4033306</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4033406</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4033506</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4033706</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4033806</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4033906</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4034006</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4034406</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4034506</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4034606</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4034706</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4036306</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4037206</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4037606</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4037706</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4037806</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4037906</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4038006</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
TOTAL:	<u>\$.00</u>	<u>\$.00</u>	<u>\$.00</u>

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 59605

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>R4038206</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4038306</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4038406</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4038506</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4038606</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4038706</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4038806</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4038906</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4039106</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4039706</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4040006</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4040306</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4040506</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4040606</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4040706</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4040806</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4040906</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4041006</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4041106</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4041206</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4044406</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
<u>R4044506</u>	<u>\$ 31,510.00</u>	<u>\$ 0.00</u>	<u>\$ 31,510.00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0.00</u>
TOTAL:	<u>\$.00</u>	<u>\$.00</u>	<u>\$.00</u>

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 59605

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R4044606	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4044706	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4044806	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4044906	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4045006	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4045106	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4045206	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4045306	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4045506	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4045606	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4045906	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4046006	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4046106	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4046206	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4046306	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4046406	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4046506	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4046606	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4046706	\$ 31,510.00	\$ 0.00	\$ 31,510.00
R4046906	\$ 31,510.00	\$ 0.00	\$ 31,510.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 2,772,880.00	\$ 0.00	\$ 2,772,880.00