

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75891
Petitioner: THE RYLAND GROUP INC v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: 035121216+106
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$9,693,411
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 10th day of August 2020.

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

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 75891
STIPULATION as To Tax Years 2019/2020 Actual Value**

THE RYLAND GROUP INC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2019/2020 valuation of the property listed in this Petition and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as **VACANT LAND**.

A brief narrative as to why the reduction was made: Comparable market sales, considering present worth discounting for an extended sell out, indicate that adjustment to this value is correct.

The parties have agreed that the 2019/2020 actual value of the subject property should be reduced as follows:

AIN	Property Address	SubdivisionName	Orig. Value	New Value
2071-32-3-12-001	7961 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$300,270	\$166,820
2071-32-3-12-002	7951 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$300,270	\$166,820
2071-32-3-12-003	7941 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$300,270	\$166,820
2071-32-3-12-004	7931 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$300,270	\$166,820
2071-32-3-12-005	7921 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$300,270	\$166,820
2071-32-3-12-006	7911 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$300,270	\$166,820
2071-32-3-12-007	7901 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$300,270	\$166,820
2071-32-3-12-008	7902 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$300,270	\$166,820
2071-32-3-12-009	7932 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$300,270	\$166,820
2071-32-3-12-010	7952 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$300,270	\$166,820

2071-32-4-08-001	7972 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$300,270	\$166,820
2071-32-4-09-004	7971 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$297,780	\$166,820
2071-32-4-08-002	7992 SOUTH LANGDALE WAY	WHISPERING PINES SUBDIVISION FILING NO 4	\$212,700	\$166,820
2071-32-4-07-001	25754 EAST ALDER PL	WHISPERING PINES SUBDIVISION FILING NO 4	\$125,115	\$125,115
2071-32-3-13-001	8250 SOUTH JACKSON GAP CT	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$115,000
2071-32-3-13-002	8252 SOUTH JACKSON GAP CT	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$115,000
2071-32-3-13-003	8260 SOUTH JACKSON GAP CT	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$115,000
2071-32-3-13-004	8262 SOUTH JACKSON GAP CT	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$115,000
2071-32-3-13-005	8270 SOUTH JACKSON GAP CT	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$115,000
2071-32-3-13-006	8272 SOUTH JACKSON GAP CT	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$115,000
2071-32-3-13-013	25178 EAST ALDER DR	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$126,500
2071-32-3-13-014	25168 EAST ALDER DR	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$126,500
2071-32-3-13-015	25158 EAST ALDER DR	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$126,500
2071-32-3-13-016	25148 EAST ALDER DR	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$126,500
2071-32-3-13-017	25138 EAST ALDER DR	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$126,500
2071-32-3-13-018	25128 EAST ALDER DR	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$126,500
2071-32-3-13-059	25175 EAST PHILLIPS DR	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$115,000
2071-32-3-13-060	25185 EAST PHILLIPS DR	WHISPERING PINES SUBDIVISION FLG NO 2	\$138,000	\$115,000
2071-32-3-01-014	8059 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-01-015	8049 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-01-016	8039 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-01-017	8029 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592

2071-32-3-01-018	8019 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-01-019	8009 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-01-020	7999 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-017	8114 SOUTH KEWAUNEE ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-018	8124 SOUTH KEWAUNEE ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-019	8134 SOUTH KEWAUNEE ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-020	8144 SOUTH KEWAUNEE ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-021	8154 SOUTH KEWAUNEE ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-022	8156 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-023	8158 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-024	8166 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-025	8168 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-026	8176 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-027	8178 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-028	8186 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-029	8188 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-05-030	8196 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$97,665	\$77,592
2071-32-3-01-004	8080 SOUTH IRVINGTON CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-01-005	8090 SOUTH IRVINGTON CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-01-006	8100 SOUTH IRVINGTON CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-01-007	8110 SOUTH IRVINGTON CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-01-008	8120 SOUTH IRVINGTON CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538

2071-32-3-01-009	8109 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-01-010	8099 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-01-011	8089 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-01-012	8079 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-01-013	8069 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-002	8133 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-003	8141 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-004	8143 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-005	8151 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-006	8153 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-007	8174 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-008	8172 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-009	8164 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-010	8162 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-011	8154 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-012	8152 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-013	8144 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-014	8142 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-015	8134 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-016	8132 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-017	8117 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-018	8119 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538

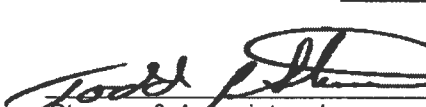
2071-32-3-02-019	8127 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-020	8129 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-021	8137 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-022	8139 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-023	8147 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-024	8149 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-025	8157 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-026	8167 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-027	8177 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-028	8187 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-029	8197 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-001	8148 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-002	8146 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-003	8138 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-004	8136 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-005	8128 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-006	8126 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-007	8118 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-008	8116 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-009	8108 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-010	8106 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-011	8088 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538


2071-32-3-03-012	8078 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-013	8068 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-014	8048 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-015	8038 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-016	8018 SOUTH JACKSON GAP ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-047	8105 SOUTH KEWAUNEE ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-048	8115 SOUTH KEWAUNEE ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-03-049	8125 SOUTH KEWAUNEE ST	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
2071-32-3-02-032	8131 SOUTH IDER CT	WHISPERING PINES SUBDIVISION FILING NO 3	\$81,390	\$70,538
			\$	
			12,642,150	\$9,693,411

The valuation, as established above, shall be binding only with respect to the tax years 2019/2020. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioner agrees to waive the right to any further appeal for the assessment year covered by this Stipulation.

DATED the 17 day of June 2020


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