

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45246</b>
Petitioner: <b>RICHMOND AMERICAN HOMES OF COLORADO, INC.,</b>  v. Respondent: <b>ADAMS 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.: R0148363+53**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  

**Total Value:            \$762,116**

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

**ORDER:**

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 19th day of January 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

January 18, 2007

*Karen E Hart*

Karen E. Hart

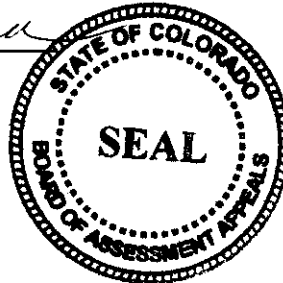
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Marian Brennan*

Marian Brennan



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 45246 Multiple County Schedule Numbers: (As set forth in the attached)
<b>Petitioner(s):</b> RICHMOND AMERICAN HOMES OF COLORADO, INC.,	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	<p style="text-align: right; font-size: small;">2007 APR 17 PM 1:13</p>
<b>STIPULATION (As to Tax Year 2005 Actual Value)</b>	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 Attachment to this Stipulation.
2. The subject properties are classified as Vacant Land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.

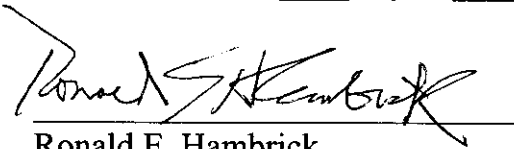
4. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2005 actual values of the subject properties, as shown on Attachment A.

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2005.

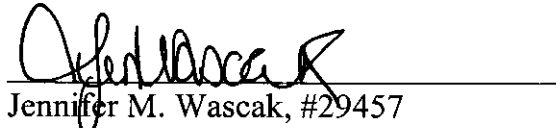
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 6, 2007 at the hour of 8:30 a.m. be vacated.

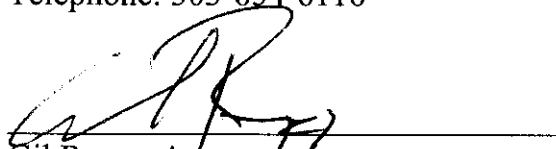
Dated this 10<sup>th</sup> day of Jan., 2006. 2007



Ronald E. Hambrick  
Nadori Information Services, Inc.  
9520 S. Bellmore Lane  
Highlands Ranch, CO 80126  
Telephone: 303-804-7743



Jennifer M. Wascak, #29457  
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450 S. 4th Avenue  
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Gil Reyes, Assessor  
450 S. 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6038

Docket Number: 45246

ATTACHMENT A

**Parcel Number: 1569-11-3-01-004**  
Old Value:  
Land: \$ 32,850  
Improvements: \$ 0  
Total: \$ 32,850

New Value:  
Land: \$ 26,279  
Improvements: \$ 0  
Total: \$ 26,279

**Parcel Number: 1569-11-3-01-011**  
Old Value:  
Land: \$ 32,850  
Improvements: \$ 0  
Total: \$ 32,850

New Value:  
Land: \$ 26,279  
Improvements: \$ 0  
Total: \$ 26,279

**Parcel Number: 1569-11-3-08-001**  
Old Value:  
Land: \$ 32,850  
Improvements: \$ 0  
Total: \$ 32,850

New Value:  
Land: \$ 26,279  
Improvements: \$ 0  
Total: \$ 26,279

<b>Parcel Number:</b>	<b>1569-11-3-06-009</b>	
Old Value:		
Land:	\$	32,850
Improvements:	\$	0
Total:	\$	32,850
New Value:		
Land:	\$	26,279
Improvements:	\$	0
Total:	\$	26,279

<b>Parcel Number:</b>	<b>1569-11-3-01-017</b>	
Old Value:		
Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425
New Value:		
Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

<b>Parcel Number:</b>	<b>1569-11-3-01-087</b>	
Old Value:		
Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425
New Value:		
Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number:** 1569-11-3-01-019

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number:** 1569-11-3-01-020

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number:** 1569-11-3-01-021

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-022**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-023**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-024**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140



**Parcel Number: 1569-11-3-01-025**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-026**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-027**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-028**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-029**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-030**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

<b>Parcel Number:</b>	<b>1569-11-3-01-031</b>
Old Value:	
Land:	\$ 16,425
Improvements:	\$ 0
Total:	\$ 16,425
 New Value:	
Land:	\$ 13,140
Improvements:	\$ 0
Total:	\$ 13,140

<b>Parcel Number:</b>	<b>1569-11-3-01-032</b>
Old Value:	
Land:	\$ 16,425
Improvements:	\$ 0
Total:	\$ 16,425
 New Value:	
Land:	\$ 13,140
Improvements:	\$ 0
Total:	\$ 13,140

<b>Parcel Number:</b>	<b>1569-11-3-01-033</b>
Old Value:	
Land:	\$ 16,425
Improvements:	\$ 0
Total:	\$ 16,425
 New Value:	
Land:	\$ 13,140
Improvements:	\$ 0
Total:	\$ 13,140

**Parcel Number: 1569-11-3-01-034**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-035**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-036**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-037**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-038**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-039**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-040**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-041**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-042**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-043**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-044**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-045**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-046**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-047**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-048**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140



**Parcel Number: 1569-11-3-01-049**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-050**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-051**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-052**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-053**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-054**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-055**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-056**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-057**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-058**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-059**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-060**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-061**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-062**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-01-063**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-08-009**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-08-008**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Parcel Number: 1569-11-3-08-007**

Old Value:

Land:	\$	16,425
Improvements:	\$	0
Total:	\$	16,425

New Value:

Land:	\$	13,140
Improvements:	\$	0
Total:	\$	13,140

**Total of 54 Parcels**

**Old Value Total: \$952,650**

**New Value Total: \$762,116**

BLOCK	LOT	SCHEDULE	L
=====	=====	=====	=====
1	3	R 0 148363	1
	10	R 0 148370	2
	16	R 0 148376	3
	17	R 0 148377	4
	18	R 0 148378	5
	19	R 0 148379	6
	20	R 0 148380	7
	21	R 0 148381	8
	22	R 0 148382	9
	23	R 0 148383	10
	24	R 0 148384	11
	25	R 0 148385	12
	26	R 0 148386	13
	27	R 0 148387	14
	28	R 0 148388	15
	29	R 0 148389	16
	30	R 0 148390	17
	31	R 0 148391	18
	32	R 0 148392	19
	33	R 0 148393	20
	34	R 0 148394	21
	35	R 0 148395	22
	36	R 0 148396	23
	37	R 0 148397	24
	38	R 0 148398	25
	39	R 0 148399	26
	40	R 0 148400	27
	41	R 0 148401	28
	42	R 0 148402	29
	43	R 0 148403	30
	44	R 0 148404	31
	45	R 0 148405	32
	46	R 0 148406	33
	47	R 0 148407	34
	48	R 0 148408	35
	49	R 0 148409	36
	50	R 0 148410	37
	51	R 0 148411	38
	52	R 0 148412	39
	53	R 0 148413	40
	54	R 0 148414	41
	55	R 0 148415	42
	56	R 0 148416	43
	57	R 0 148417	44
	58	R 0 148418	45
	59	R 0 148419	46
	60	R 0 148420	47
	61	R 0 148421	48
	62	R 0 148422	49
2	1	R 0 148423	50
	2	R 0 148424	51
	3	R 0 148425	52
3	6	R 0 148431	53
5	9	R 0 148453	54