

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45247
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO, INC., v. Respondent: ADAMS 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.: R0128373+51

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: \$1,886,560
 (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

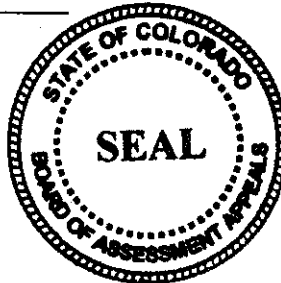
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Marian Brennan

Marian Brennan



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 45247 Multiple County Schedule Numbers: (As set forth in the attached)
Petitioner(s): RICHMOND AMERICAN HOMES OF COLORADO, INC.,	
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	<div style="text-align: right; font-size: small;"> RECORDED 2005 JUN 17 11:11:13 </div>
STIPULATION (As to Tax Year 2005 Actual Value)	

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.

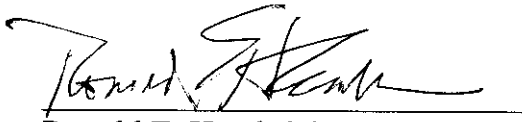
4. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2005 actual values of the subject properties, as shown on Attachment A.

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

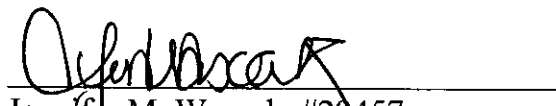
6. Brief narrative as to why the reductions were made: reduction to market value.

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 6th day of Jan., 200~~6~~⁷.



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



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

Docket Number: 45247

ATTACHMENT A

Parcel Number:	1723-06-1-01-036
Old Value:	
Land:	\$ 41,000
Improvements:	\$ 0
Total:	\$ 41,000
New Value:	
Land:	\$ 36,280
Improvements:	\$ 0
Total:	\$ 36,280

Parcel Number:	1723-06-1-05-014
Old Value:	
Land:	\$ 41,000
Improvements:	\$ 0
Total:	\$ 41,000
New Value:	
Land:	\$ 36,280
Improvements:	\$ 0
Total:	\$ 36,280

Parcel Number:	1723-06-1-05-013
Old Value:	
Land:	\$ 41,000
Improvements:	\$ 0
Total:	\$ 41,000
New Value:	
Land:	\$ 36,280
Improvements:	\$ 0
Total:	\$ 36,280

Parcel Number: 1723-06-1-05-012
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number: 1723-06-1-05-011
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number: 1723-06-1-05-010
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number:	1723-06-1-05-009	
Old Value:		
Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000
 New Value:		
Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number:	1723-06-1-07-012	
Old Value:		
Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000
 New Value:		
Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number:	1723-06-1-07-011	
Old Value:		
Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000
 New Value:		
Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-07-010

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-07-009

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-07-008

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-07-007
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number: 1723-06-1-07-006
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number: 1723-06-1-07-005
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number:	1723-06-1-07-004	
Old Value:		
Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000
 New Value:		
Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number:	1723-06-1-07-003	
Old Value:		
Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000
 New Value:		
Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number:	1723-06-1-07-002	
Old Value:		
Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000
 New Value:		
Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-07-001

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-07-018

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-07-017

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-07-016

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-07-015

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-07-014

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-07-013
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number: 1723-06-1-06-018
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number: 1723-06-1-06-017
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number: 1723-06-1-06-016

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-06-015

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-06-014

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-06-013

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-06-012

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-06-011

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-06-010
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number: 1723-06-1-06-009
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number: 1723-06-1-06-008
Old Value:
Land: \$ 41,000
Improvements: \$ 0
Total: \$ 41,000

New Value:
Land: \$ 36,280
Improvements: \$ 0
Total: \$ 36,280

Parcel Number:	1723-06-1-06-007	
Old Value:		
Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000
 New Value:		
Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number:	1723-06-1-06-006	
Old Value:		
Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000
 New Value:		
Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number:	1723-06-1-06-005	
Old Value:		
Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000
 New Value:		
Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number:	1723-06-1-01-006
Old Value:	
Land:	\$ 41,000
Improvements:	\$ 0
Total:	\$ 41,000
 New Value:	
Land:	\$ 36,280
Improvements:	\$ 0
Total:	\$ 36,280

Parcel Number:	1723-06-1-01-005
Old Value:	
Land:	\$ 41,000
Improvements:	\$ 0
Total:	\$ 41,000
 New Value:	
Land:	\$ 36,280
Improvements:	\$ 0
Total:	\$ 36,280

Parcel Number:	1723-06-1-01-004
Old Value:	
Land:	\$ 41,000
Improvements:	\$ 0
Total:	\$ 41,000
 New Value:	
Land:	\$ 36,280
Improvements:	\$ 0
Total:	\$ 36,280

Parcel Number: 1723-06-1-01-003

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-04-013

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-04-007

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-04-005

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-04-004

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-04-021

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-04-022

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-04-001

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number: 1723-06-1-02-011

Old Value:

Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000

New Value:

Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Parcel Number:	1723-06-1-02-014	
Old Value:		
Land:	\$	41,000
Improvements:	\$	0
Total:	\$	41,000
 New Value:		
Land:	\$	36,280
Improvements:	\$	0
Total:	\$	36,280

Total of 52 Parcels

Old Value Total: \$2,132,000

New Value Total: \$1,886,560

RICHMOND AMERICAN HOMES OF COLORADO INC

BLOCK	LOT	SCHEDULE	
=====	=====	=====	=====
13	1	R 0 128373	1
	2	R 0 128374	2
	3	R 0 128375	3
	4	R 0 128376	4
	5	R 0 128377	5
	6	R 0 128378	6
14	1	R 0 128387	7
	2	R 0 128388	8
	3	R 0 128389	9
	4	R 0 128390	10
	5	R 0 128391	11
	6	R 0 128392	12
	7	R 0 128393	13
	8	R 0 128394	14
	9	R 0 128395	15
	10	R 0 128396	16
	11	R 0 128397	17
	12	R 0 128398	18
	13	R 0 128399	19
	14	R 0 128400	20
	15	R 0 128401	21
	16	R 0 128402	22
	17	R 0 128403	23
	18	R 0 128404	24
15	4	R 0 128409	25
	5	R 0 128410	26
	6	R 0 128411	27
	7	R 0 128412	28
	8	R 0 128413	29
	9	R 0 128414	30
	10	R 0 128415	31
	11	R 0 128416	32
	12	R 0 128417	33
	13	R 0 128418	34
	14	R 0 128419	35
	15	R 0 128420	36
16	1	R 0 128421	37
	2	R 0 128422	38
17	29	R 0 128455	39
	30	R 0 128456	40
	31	R 0 128457	41
	32	R 0 128458	42
18	8	R 0 128469	43
	14	R 0 128475	44
	16	R 0 128477	45
	17	R 0 128478	46
	20	R 0 128481	47
	21	R 0 128482	48
	22	R 0 128483	49
19	2	R 0 128485	50
	17	R 0 128500	51
21	12	R 0 128535	52