

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48669
Petitioner: LENNAR COLORADO LLC, 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.: 2071-21-0-02-001+263

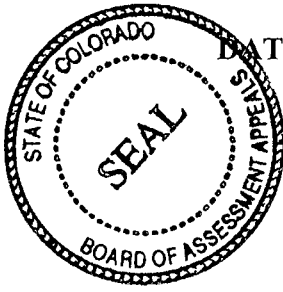
Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$9,112,821
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 25th day of January 2010.

BOARD OF ASSESSMENT APPEALS

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

Melissa Nord

Melissa Nord

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 48669

STIPULATION (As To Tax Year 2007 Actual Value)

LENNAR COLORADO LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2007 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: Beacon Point Subdivision, County Schedule Number 2071-21-0-02-001+262.

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

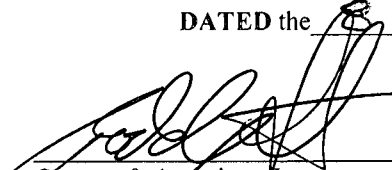
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

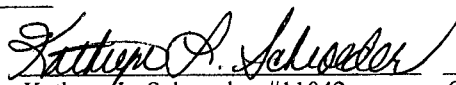
SEE ATTACHED


The valuation, as established above, shall be binding only with respect to the tax year 2007.

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 8 day of December 2009.


Stevens & Associates Inc.
Todd J. Stevens
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Littleton, CO 80129


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Corbin Sakdol
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2071-20-1-03-001 — 2071-20-1-03-003 and 2071-20-1-03-005

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
4	\$49,500	\$198,000	4	\$38,500	\$154,000

2071-20-1-04-011, 2071-20-1-04-013 and 2071-20-1-04-014 — 2071-20-1-04-027

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
16	\$38,500	\$616,000	16	\$32,200	\$515,200

2071-20-1-05-008 — 2071-20-1-05-014

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
7	\$38,500	\$269,500	7	\$32,200	\$225,400

2071-20-1-06-001 — 2071-20-1-06-014

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
14	\$38,500	\$539,000	14	\$32,200	\$450,800

2071-20-1-07-001 — 2071-20-1-07-012 and 2071-20-1-07-014 — 2071-20-1-07-019

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
18	\$38,500	\$693,000	18	\$32,200	\$579,600

2071-20-1-07-001 — 2071-20-1-07-012 and 2071-20-1-07-014 — 2071-20-1-07-019

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
1	\$55,300	\$55,300	1	\$32,200	\$32,200

2071-20-1-08-001 — 2071-20-1-08-010

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
10	\$38,500	\$385,000	10	\$32,200	\$322,000

2071-20-1-10-001 — 2071-20-1-10-007

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
7	\$49,500	\$346,500	7	\$32,200	\$225,400

2071-20-1-11-001 — 2071-20-1-11-003

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
3	\$49,500	\$148,500	3	\$32,200	\$96,600

2071-20-1-11-004 — 2071-20-1-11-011

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
8	\$99,000	\$792,000	8	\$32,200	\$257,600

2071-20-1-12-001 — 2071-20-1-12-010

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
10	\$49,500	\$495,000	10	\$32,200	\$322,000

2071-20-1-13-001 — 2071-20-1-13-005 and 2071-20-1-13-009 — 2071-20-1-13-010

<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
7	\$49,500	\$346,500	7	\$32,200	\$225,400

2071-20-1-13-008

<u>Old Value</u>		<u>New Value</u>	
Land	\$90,000	Land	\$90,000
Improvements	\$40,421	Improvements	\$40,421

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Total	\$130,421		Total	\$130,421	
2071-20-1-14-001 — 2071-20-1-14-017					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
14	\$49,500	\$693,000	14	\$32,200	\$450,800
2071-20-1-14-015 — 2071-20-1-14-017					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
3	\$99,000	\$297,000	3	\$32,200	\$96,600
2071-20-1-15-001 — 2071-20-1-15-004					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
4	\$99,000	\$396,000	4	\$32,200	\$128,800
2071-20-1-16-001 — 2071-20-1-16-025					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
25	\$49,500	\$1,237,500	25	\$32,200	\$805,000
2071-20-1-17-001 — 2071-20-1-17-026					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
26	\$49,500	\$1,287,000	26	\$32,200	\$837,200
2071-20-4-08-003					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
1	\$55,300	\$55,300	1	\$55,300	\$55,300
2071-20-4-10-001 — 2071-20-4-10-006					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
6	\$55,300	\$331,800	6	\$55,300	\$331,800
2071-20-4-12-001 and 2071-20-4-12-003 — 2071-20-4-12-004					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
3	\$49,500	\$148,500	3	\$38,500	\$115,500
2071-20-4-19-001 — 2071-20-4-19-009					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
9	\$38,500	\$346,500	9	\$32,200	\$289,800
2071-20-4-20-001 — 2071-20-4-20-012					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
12	\$38,500	\$462,000	12	\$32,200	\$386,400
2071-21-2-01-004 — 2071-21-2-01-006 and 2071-21-2-01-008 — 2071-21-2-01-019					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
15	\$99,000	\$1,485,000	15	\$38,500	\$577,500
2071-21-2-02-001 — 2071-21-2-02-006					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
6	\$49,500	\$297,000	6	\$38,500	\$231,000
2071-21-2-03-001 — 2071-21-2-03-006					
<u>No. Parcels</u>	<u>Old Value</u>	<u>Old Total</u>	<u>No. Parcels</u>	<u>New Value</u>	<u>New Total</u>
6	\$49,500	\$297,000	6	\$38,500	\$231,000
2071-21-2-04-001 — 2071-21-2-04-007 and 2071-21-2-04-009 — 2071-21-2-04-011					

