

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48670
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.: 1977-08-4-17-001+132

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: \$1,197,000
 (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 19th 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.

Melissa Nord

Melissa Nord

Debra A Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 48670

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: Adonea Subdivision, County Schedule Number 1977-08-4-17-001+132.

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

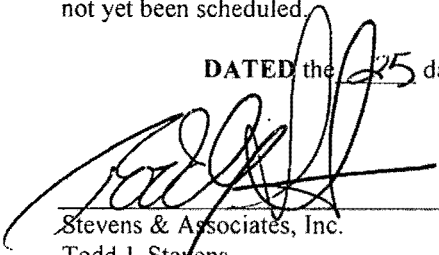
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

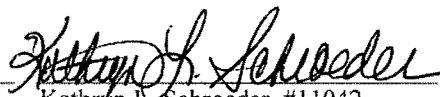
SEE ATTACHED

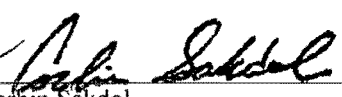
The valuation, as established above, shall be binding only with respect to the tax year 2007.

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 25 day of November 2009.


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Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
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LENNAR COLORADO LLC
DOCKET NO. 48670
LAND ONLY

1977-08-4-17-001 through 1977-08-4-17-034

<u>Old Value</u>	<u>Total No. Parcels</u>	<u>Old Total</u>
\$19,800	34	\$673,200

<u>New Value</u>	<u>Total No. Parcels</u>	<u>New Total</u>
\$9,000	34	\$306,000

1977-08-4-18-001 through 1977-08-4-18-008

<u>Old Value</u>	<u>Total No. Parcels</u>	<u>Old Total</u>
\$19,800	8	\$158,400

<u>New Value</u>	<u>Total No. Parcels</u>	<u>New Total</u>
\$9,000	8	\$72,000

1977-08-4-19-001 through 1977-08-4-19-012

<u>Old Value</u>	<u>Total No. Parcels</u>	<u>Old Total</u>
\$19,800	12	\$237,600

<u>New Value</u>	<u>Total No. Parcels</u>	<u>New Total</u>
\$9,000	12	\$108,000

1977-08-4-20-001 through 1977-08-4-20-014

<u>Old Value</u>	<u>Total No. Parcels</u>	<u>Old Total</u>
\$19,800	14	\$277,200

<u>New Value</u>	<u>Total No. Parcels</u>	<u>New Total</u>
\$9,000	14	\$126,000

1977-08-4-21-001 through 1977-08-4-21-031

<u>Old Value</u>	<u>Total No. Parcels</u>	<u>Old Total</u>
\$19,800	31	\$613,800

<u>New Value</u>	<u>Total No. Parcels</u>	<u>New Total</u>
\$9,000	31	\$279,000

1977-08-4-22-001 through 1977-08-4-22-016

<u>Old Value</u>	<u>Total No. Parcels</u>	<u>Old Total</u>
\$19,800	16	\$316,800

<u>New Value</u>	<u>Total No. Parcels</u>	<u>New Total</u>
\$9,000	16	\$144,000

1977-08-4-23-001 through 1977-08-4-23-018

<u>Old Value</u>	<u>Total No. Parcels</u>	<u>Old Total</u>
\$19,800	18	\$356,400

<u>New Value</u>	<u>Total No. Parcels</u>	<u>New Total</u>
\$9,000	18	\$162,000

<u>OLD TOTAL</u>	<u>\$2,633,400</u>
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<u>NEW TOTAL</u>	<u>\$1,197,000</u>
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