

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 53413</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.: R0139398+68**

**Category: Valuation      Property Type: Vacant Land**
  
2. Petitioner is protesting the 2009 actual value of the subject property.
  
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  

**Total Value:            \$1,568,492**

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

**ORDER:**

Respondent is ordered to reduce the 2009 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 6th day of January 2011.

**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

*CM*

Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO CO OF ASSESSMENT APPEALS 2011 JAN -5 PM 1:05
<b>Petitioner:</b> RICHMOND AMERICAN HOMES OF COLORADO, INC.  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 53413 Multiple County Schedule Numbers: (As set forth in Attachment A)
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer Wascak, #29457 Deputy County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
<b>STIPULATION (As to Tax Year 2009 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner 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 Attachment A 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 Adams County Board of Equalization for tax year 2009.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2009 actual values of the subject properties, as shown on Attachment A.

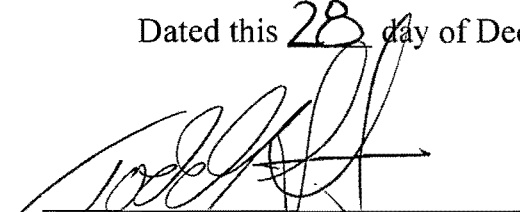
**Total 2009 Proposed Value: \$1,568,492  
(Referenced in Attachment A)**

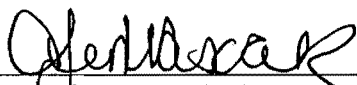
5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2009.

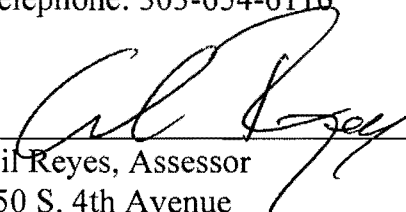
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 6 , 2010 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

Dated this 28 day of December, 2010.

  
\_\_\_\_\_  
Todd J. Stevens  
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9800 Mt. Pyramid Court, Suite 220  
Englewood, CO 80110  
Telephone: 303-347-1878

  
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Jennifer Wascak, #29457  
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Gil Reyes, Assessor  
450 S. 4th Avenue  
Brighton, CO 80601  
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Docket Number: 53413

**Richmond American Homes - Brighton East Farms**

**Exhibit A**

**Docket No. 53413**

<u>County</u>	<u>Schedule #</u>	<u>2009 S&amp;A Value</u>	<u>CBOE NOD</u>	<u>Stipulated 2009 Values</u>
Adams	R0139398	\$7,496	\$19,811	\$15,811
Adams	R0139414	\$7,496	\$19,811	\$15,811
Adams	R0139637	\$7,496	\$19,811	\$15,811
Adams	R0139663	\$7,496	\$19,811	\$15,811
Adams	R0139667	\$7,496	\$19,811	\$15,811
Adams	R0139673	\$7,496	\$88,320	\$88,320
Adams	R0139674	\$7,496	\$19,811	\$15,811
Adams	R0139686	\$7,496	\$19,811	\$15,811
Adams	R0139716	\$7,496	\$19,811	\$15,811
Adams	R0139717	\$7,496	\$19,811	\$15,811
Adams	R0139724	\$7,496	\$19,811	\$15,811
Adams	R0139729	\$7,496	\$19,811	\$15,811
Adams	R0139730	\$7,496	\$19,811	\$15,811
Adams	R0139747	\$7,496	\$19,811	\$15,811
Adams	R0167283	\$7,496	\$32,468	\$28,468
Adams	R0167284	\$7,496	\$32,468	\$28,468
Adams	R0167285	\$7,496	\$32,468	\$28,468
Adams	R0167304	\$7,496	\$32,468	\$28,468
Adams	R0167305	\$7,496	\$32,468	\$28,468
Adams	R0167306	\$7,496	\$32,468	\$28,468
Adams	R0167307	\$7,496	\$32,468	\$28,468
Adams	R0167312	\$7,496	\$32,468	\$28,468
Adams	R0167313	\$7,496	\$32,468	\$28,468
Adams	R0167314	\$7,496	\$32,468	\$28,468
Adams	R0167315	\$7,496	\$32,468	\$28,468
Adams	R0167316	\$7,496	\$32,468	\$28,468
Adams	R0167325	\$7,496	\$32,468	\$28,468
Adams	R0167326	\$7,496	\$32,468	\$28,468
Adams	R0167339	\$7,496	\$32,468	\$28,468
Adams	R0167340	\$7,496	\$32,468	\$28,468
Adams	R0167341	\$7,496	\$32,468	\$28,468
Adams	R0167342	\$7,496	\$32,468	\$28,468
Adams	R0167343	\$7,496	\$32,468	\$28,468
Adams	R0167344	\$7,496	\$32,468	\$28,468
Adams	R0167374	\$7,496	\$32,468	\$28,468
Adams	R0167375	\$7,496	\$32,468	\$28,468
Adams	R0167376	\$7,496	\$32,468	\$28,468
Adams	R0167377	\$7,496	\$32,468	\$28,468
Adams	R0167378	\$7,496	\$32,468	\$28,468
Adams	R0167379	\$7,496	\$32,468	\$28,468
Adams	R0167386	\$7,496	\$32,468	\$28,468
Adams	R0167390	\$7,496	\$32,468	\$28,468
Adams	R0167391	\$7,496	\$32,468	\$28,468
Adams	R0167393	\$7,496	\$32,468	\$28,468
Adams	R0167394	\$7,496	\$19,811	\$15,811

Adams	R0167395	\$7,496	\$19,811	\$15,811
Adams	R0167398	\$7,496	\$32,468	\$28,468
Adams	R0167403	\$7,496	\$19,811	\$15,811
Adams	R0167405	\$7,496	\$19,811	\$15,811
Adams	R0167406	\$7,496	\$19,811	\$15,811
Adams	R0167407	\$7,496	\$19,811	\$15,811
Adams	R0167408	\$7,496	\$19,811	\$15,811
Adams	R0167409	\$7,496	\$19,811	\$15,811
Adams	R0167410	\$7,496	\$19,811	\$15,811
Adams	R0167411	\$7,496	\$19,811	\$15,811
Adams	R0167415	\$7,496	\$19,811	\$15,811
Adams	R0167416	\$7,496	\$19,811	\$15,811
Adams	R0167417	\$7,496	\$19,811	\$15,811
Adams	R0167418	\$7,496	\$19,811	\$15,811
Adams	R0167419	\$7,496	\$32,468	\$28,468
Adams	R0167426	\$7,496	\$19,811	\$15,811
Adams	R0167427	\$7,496	\$19,811	\$15,811
Adams	R0167428	\$7,496	\$19,811	\$15,811
Adams	R0167431	\$7,496	\$19,811	\$15,811
Adams	R0167432	\$7,496	\$19,811	\$15,811
Adams	R0167433	\$7,496	\$19,811	\$15,811
Adams	R0167434	\$7,496	\$19,811	\$15,811
Adams	R0167435	\$7,496	\$19,811	\$15,811
Adams	R0167436	\$7,496	\$19,811	\$15,811
Totals:		\$517,200	\$1,840,492	\$1,568,492