

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53417
Petitioner: LENNAR COLORADO LLC, 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.: R0170820+168

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: \$3,126,156
 (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 15th day of October 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

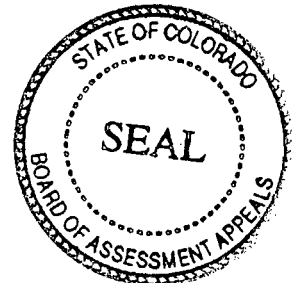
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



2010 OCT -4 AM 8:34

BOARD OF ASSESSMENT APPEALS,
State of Colorado
1313 Sherman Street, Room 315
Denver, CO 80203

Petitioner:
LENNAR COLORADO, LLC.

Respondent:
ADAMS COUNTY BOARD OF
EQUALIZATION.

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▲ COURT USE ONLY ▲

Docket Number: 53417
Multiple County Schedule
Numbers: (As set forth in
Attachment A)

STIPULATION (As to Tax Year 2009 Actual Value)

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.

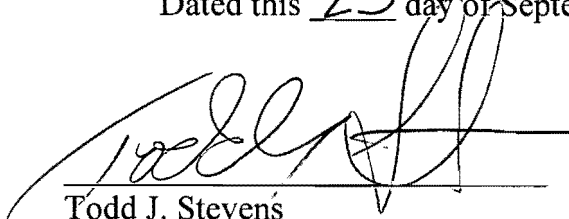
**Total 2009 Proposed Value: \$3,126,156
(Referenced in Attachment A)**

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

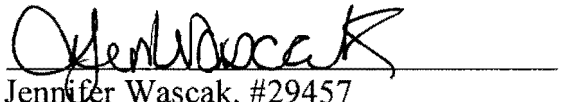
6. Brief narrative as to why the reductions were made: reduction to market value.

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

Dated this 23 day of September, 2010.



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Docket Number: 53417

Exhibit A

Schedule #	Current Owner	2009 Actual Value	2009 S&A Value	CBOE NOD	2009 Stipulated Values
R0171188	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171217	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171220	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171226	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171738	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171195	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171198	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171205	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171218	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171221	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171127	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171224	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171187	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171286	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171229	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171183	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171184	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171185	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171186	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171189	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171193	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171194	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171203	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171204	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171206	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171207	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171209	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171213	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171214	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171216	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171219	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171225	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171228	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171230	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171208	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712
R0171222	Lennar Colorado LLC	\$14,712	\$6,246	\$14,712	\$14,712

R0170831	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0170825	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0170829	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0171235	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0171236	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0171241	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0171237	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0171232	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0171263	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0171728	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0171730	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0171735	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109
R0171734	Lennar Colorado LLC	\$32,183	\$6,246	\$32,183	\$26,109

\$3,518,031	\$1,055,637	\$3,518,031	\$3,126,156
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