

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53442
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.: 2071-20-1-05-008+194

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: \$2,978,282

(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 Arapahoe County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 2nd day of September 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

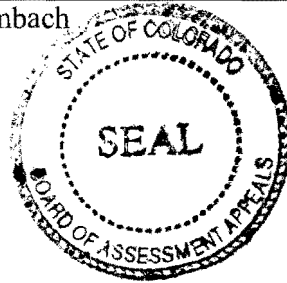
Debra A Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 53442

STIPULATION (As To Tax Year 2009 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 2009 valuation of the subject property 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 is described as the Beacon Point subdivision.

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

The parties have agreed that the 2009 actual value of the subject property should be reduced as follows:

<u>Parcel #</u>	<u>Address</u>	<u>Original Value</u>	<u>New Value</u>
2071-20-1-05-008	6298 S Muscadine Ct	\$16,100	\$14,500
2071-20-1-05-009	6288 S Muscadine Ct	\$16,100	\$14,500
2071-20-1-05-010	6278 S Muscadine Ct	\$16,100	\$14,500
2071-20-1-05-011	6268 S Muscadine Ct	\$16,100	\$14,500
2071-20-1-05-012	6258 S Muscadine Ct	\$16,100	\$14,500
2071-20-1-05-013	6248 S Muscadine Ct	\$16,100	\$14,500
2071-20-1-05-014	6238 S Muscadine Ct	\$16,100	\$14,500
2071-20-4-19-001	6336 S Millbrook Way	\$16,100	\$14,500
2071-20-4-19-002	6326 S Millbrook Way	\$16,100	\$14,500
2071-20-4-19-003	6316 S Millbrook Way	\$16,100	\$14,500
2071-20-4-19-004	6306 S Millbrook Way	\$16,100	\$14,500
2071-20-4-19-005	6296 S Millbrook Way	\$16,100	\$14,500
2071-20-1-06-001	6286 S Millbrook Way	\$16,100	\$14,500
2071-20-1-06-002	6278 S Millbrook Way	\$16,100	\$14,500
2071-20-1-06-003	6266 S Millbrook Way	\$16,100	\$14,500
2071-20-1-06-004	6256 S Millbrook Way	\$16,100	\$14,500
2071-20-1-06-005	6246 S Millbrook Way	\$16,100	\$14,500
2071-20-1-06-006	6236 S Millbrook Way	\$16,100	\$14,500
2071-20-1-06-007	6226 S Millbrook Way	\$16,100	\$14,500
2071-20-1-06-008	6237 S Muscadine Ct	\$16,100	\$14,500

<u>Parcel #</u>	<u>Address</u>	<u>Original Value</u>	<u>New Value</u>
2071-20-1-06-009	6247 S Muscadine Ct	\$16,100	\$14,500
2071-20-1-06-010	6257 S Muscadine Ct	\$16,100	\$14,500
2071-20-1-06-011	6267 S Muscadine Ct	\$16,100	\$14,500
2071-20-1-06-012	6277 S Muscadine Ct	\$16,100	\$14,500
2071-20-1-06-013	6287 S Muscadine Ct	\$16,100	\$14,500
2071-20-1-06-014	6297 S Muscadine Ct	\$16,100	\$14,500
2071-20-4-19-006	6307 S Muscadine Ct	\$16,100	\$14,500
2071-20-4-19-007	6317 S Muscadine Ct	\$16,100	\$14,500
2071-20-4-19-008	6327 S Muscadine Ct	\$16,100	\$14,500
2071-20-4-19-009	6337 S Muscadine Ct	\$16,100	\$14,500
2071-20-4-20-001	25709 E Polk Pl	\$16,100	\$14,500
2071-20-4-20-002	25729 E Polk Pl	\$16,100	\$14,500
2071-20-4-20-003	25749 E Polk Pl	\$16,100	\$14,500
2071-20-4-20-004	25769 E Polk Pl	\$16,100	\$14,500
2071-20-4-20-005	25789 E Polk Pl	\$16,100	\$14,500
2071-20-4-20-006	25809 E Polk Pl	\$16,100	\$14,500
2071-20-4-20-007	6339 S Millbrook Way	\$16,100	\$14,500
2071-20-4-20-008	6335 S Millbrook Way	\$16,100	\$14,500
2071-20-4-20-009	6329 S Millbrook Way	\$16,100	\$14,500
2071-20-4-20-010	6325 S Millbrook Way	\$16,100	\$14,500
2071-20-4-20-011	6319 S Millbrook Way	\$16,100	\$14,500
2071-20-4-20-012	6315 S Millbrook Way	\$16,100	\$14,500
2071-20-1-07-001	6305 S Millbrook Way	\$16,100	\$14,500
2071-20-1-07-002	6295 S Millbrook Way	\$16,100	\$14,500
2071-20-1-07-003	6285 S Millbrook Way	\$16,100	\$14,500
2071-20-1-07-004	6275 S Millbrook Way	\$16,100	\$14,500
2071-20-1-07-005	6265 S Millbrook Way	\$16,100	\$14,500
2071-20-1-07-006	6255 S Millbrook Way	\$16,100	\$14,500
2071-20-1-07-007	6245 S Millbrook Way	\$16,100	\$14,500
2071-20-1-07-008	6235 S Millbrook Way	\$16,100	\$14,500
2071-20-1-07-009	6225 S Millbrook Way	\$16,100	\$14,500
2071-20-1-07-016	6113 S Millbrook Ct	\$75,282	\$75,282
2071-20-1-07-017	6103 S Millbrook Ct	\$16,100	\$14,500
2071-20-1-08-005	6102 S Millbrook Ct	\$16,100	\$14,500
2071-20-1-10-001	26111 E Orchard Dr	\$20,700	\$14,500
2071-20-1-10-002	6129 S Oak Hill Way	\$20,700	\$14,500
2071-20-1-10-003	6139 S Oak Hill Way	\$20,700	\$14,500
2071-20-1-10-004	6159 S Oak Hill Way	\$20,700	\$14,500
2071-20-1-10-005	6169 S Oak Hill Way	\$20,700	\$14,500
2071-20-1-10-006	6179 S Oak Hill Way	\$20,700	\$14,500
2071-20-1-10-007	6189 S Oak Hill Way	\$20,700	\$14,500
2071-20-1-11-001	6220 S Oak Hill Way	\$20,700	\$14,500
2071-20-1-11-002	6210 S Oak Hill Way	\$20,700	\$14,500
2071-20-1-11-003	6200 S Oak Hill Way	\$20,700	\$14,500
2071-20-1-11-004	6190 S Oak Hill Way	\$41,400	\$17,500
2071-20-1-11-005	6180 S Oak Hill Way	\$41,400	\$17,500
2071-20-1-11-006	6170 S Oak Hill Way	\$41,400	\$17,500
2071-20-1-11-007	6160 S Oak Hill Way	\$41,400	\$17,500
2071-20-1-11-008	6150 S Oak Hill Way	\$41,400	\$17,500

<u>Parcel #</u>	<u>Address</u>	<u>Original Value</u>	<u>New Value</u>
2071-20-1-11-009	6140 S Oak Hill Way	\$41,400	\$17,500
2071-20-1-12-001	6003 S Little River Way	\$20,700	\$14,500
2071-20-1-12-002	6009 S Little River Way	\$20,700	\$14,500
2071-20-1-12-003	6013 S Little River Way	\$20,700	\$14,500
2071-20-1-12-004	6019 S Little River Way	\$20,700	\$14,500
2071-20-1-12-005	6023 S Little River Way	\$20,700	\$14,500
2071-20-1-12-006	6029 S Little River Way	\$20,700	\$14,500
2071-20-1-12-007	6033 S Little River Way	\$20,700	\$14,500
2071-20-1-12-008	6039 S Little River Way	\$20,700	\$14,500
2071-20-1-12-009	6043 S Little River Way	\$20,700	\$14,500
2071-20-1-12-010	6049 S Little River Way	\$20,700	\$14,500
2071-20-1-13-001	5999 S Little River Way	\$20,700	\$14,500
2071-20-1-13-002	5993 S Little River Way	\$20,700	\$14,500
2071-20-1-13-009	5939 S Little River Way	\$20,700	\$14,500
2071-20-1-13-010	5929 S Little River Way	\$20,700	\$14,500
2071-20-1-14-017	26001 E Orchard Dr	\$41,400	\$17,500
2071-20-1-14-016	25981 E Orchard Dr	\$41,400	\$17,500
2071-20-1-14-015	25961 E Orchard Dr	\$41,400	\$17,500
2071-20-1-14-014	25941 E Orchard Dr	\$41,400	\$17,500
2071-20-1-14-013	25921 E Orchard Dr	\$41,400	\$17,500
2071-20-1-14-012	25901 E Orchard Dr	\$20,700	\$14,500
2071-20-1-14-011	25881 E Orchard Dr	\$20,700	\$14,500
2071-20-1-14-010	25861 E Orchard Dr	\$20,700	\$14,500
2071-20-1-14-009	25841 E Orchard Dr	\$20,700	\$14,500
2071-20-1-14-008	25821 E Orchard Dr	\$20,700	\$14,500
2071-20-1-14-007	25801 E Orchard Dr	\$20,700	\$14,500
2071-20-1-14-006	25781 E Orchard Dr	\$20,700	\$14,500
2071-20-1-14-005	25761 E Orchard Dr	\$20,700	\$14,500
2071-20-1-14-004	25741 E Orchard Dr	\$20,700	\$14,500
2071-20-1-14-003	25721 E Orchard Dr	\$20,700	\$14,500
2071-20-1-14-002	25701 E Orchard Dr	\$20,700	\$14,500
2071-20-1-14-001	25681 E Orchard Dr	\$20,700	\$14,500
2071-20-1-15-004	26081 E Orchard Dr	\$41,400	\$17,500
2071-20-1-15-003	26061 E Orchard Dr	\$41,400	\$17,500
2071-20-1-15-002	26041 E Orchard Dr	\$41,400	\$17,500
2071-20-1-15-001	26042 E Orchard Dr	\$41,400	\$17,500
2071-20-1-16-001	26092 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-002	26082 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-003	26062 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-004	26042 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-005	26022 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-006	26002 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-007	25982 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-008	25962 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-009	25942 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-010	25922 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-011	25902 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-012	25882 E Orchard Dr	\$20,700	\$14,500
2071-20-1-16-013	5922 S Little River Ct	\$20,700	\$14,500


<u>Parcel #</u>	<u>Address</u>	<u>Original Value</u>	<u>New Value</u>
2071-20-1-16-014	5932 S Little River Ct	\$20,700	\$14,500
2071-20-1-16-015	5942 S Little River Ct	\$20,700	\$14,500
2071-20-1-16-016	5962 S Little River Ct	\$20,700	\$14,500
2071-20-1-16-017	5972 S Little River Ct	\$20,700	\$14,500
2071-20-1-16-018	5982 S Little River Ct	\$20,700	\$14,500
2071-20-1-16-019	5992 S Little River Ct	\$20,700	\$14,500
2071-20-1-16-020	6002 S Little River Ct	\$20,700	\$14,500
2071-20-1-16-021	6012 S Little River Ct	\$20,700	\$14,500
2071-20-1-16-022	6022 S Little River Ct	\$20,700	\$14,500
2071-20-1-16-023	6032 S Little River Ct	\$20,700	\$14,500
2071-20-1-16-024	6042 S Little River Ct	\$20,700	\$14,500
2071-20-1-16-025	6052 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-001	6021 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-002	6041 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-003	6051 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-004	6040 S Little River Way	\$20,700	\$14,500
2071-20-1-17-005	6030 S Little River Way	\$20,700	\$14,500
2071-20-1-17-006	6020 S Little River Way	\$20,700	\$14,500
2071-20-1-17-007	6010 S Little River Way	\$20,700	\$14,500
2071-20-1-17-008	6000 S Little River Way	\$20,700	\$14,500
2071-20-1-17-009	5990 S Little River Way	\$20,700	\$14,500
2071-20-1-17-010	5980 S Little River Way	\$20,700	\$14,500
2071-20-1-17-011	5970 S Little River Way	\$20,700	\$14,500
2071-20-1-17-012	5960 S Little River Way	\$20,700	\$14,500
2071-20-1-17-013	5950 S Little River Way	\$20,700	\$14,500
2071-20-1-17-014	5940 S Little River Way	\$20,700	\$14,500
2071-20-1-17-015	5930 S Little River Way	\$20,700	\$14,500
2071-20-1-17-016	5920 S Little River Way	\$20,700	\$14,500
2071-20-1-17-017	5921 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-018	5931 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-019	5941 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-020	5951 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-021	5961 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-022	5971 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-023	5981 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-024	5991 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-025	6001 S Little River Ct	\$20,700	\$14,500
2071-20-1-17-026	6011 S Little River Ct	\$20,700	\$14,500
2071-20-4-12-001	6439 S Old Hammer Way	\$20,700	\$14,500
2071-20-4-12-004	6409 S Old Hammer Way	\$20,700	\$14,500
2071-21-2-01-004	26491 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-005	26501 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-006	26511 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-008	26521 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-009	26531 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-010	26541 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-011	26551 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-012	26561 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-013	26571 E Arbor Dr	\$41,400	\$17,500


<u>Parcel #</u>	<u>Address</u>	<u>Original Value</u>	<u>New Value</u>
2071-21-2-01-014	26581 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-015	26591 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-016	26601 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-017	26611 E Arbor Dr	\$41,400	\$17,500
2071-21-2-01-018	26621 E Arbor Dr	\$41,400	\$17,500
2071-21-2-03-003	26564 E Caley Dr	\$20,700	\$14,500
2071-21-2-03-004	26584 E Caley Dr	\$20,700	\$14,500
2071-21-2-03-005	26604 E Caley Dr	\$20,700	\$14,500
2071-21-2-03-006	26624 E Caley Dr	\$20,700	\$14,500
2071-21-2-04-001	6275 S Robertsdale Ct	\$20,700	\$14,500
2071-21-2-04-002	6265 S Robertsdale Ct	\$20,700	\$14,500
2071-21-2-04-003	6255 S Robertsdale Ct	\$20,700	\$14,500
2071-21-2-04-004	6245 S Robertsdale Ct	\$20,700	\$14,500
2071-21-2-04-006	26590 E Arbor Dr	\$20,700	\$14,500
2071-21-2-04-007	26580 E Arbor Dr	\$20,700	\$14,500
2071-21-2-04-008	26570 E Arbor Dr	\$20,700	\$14,500
2071-21-2-04-009	26550 E Arbor Dr	\$20,700	\$14,500
2071-21-2-04-010	26540 E Arbor Dr	\$20,700	\$14,500
2071-21-2-04-011	26530 E Arbor Dr	\$20,700	\$14,500
2071-21-2-05-008	6276 S Robertsdale Ct	\$20,700	\$14,500
2071-21-2-05-009	6266 S Robertsdale Ct	\$20,700	\$14,500
2071-21-2-05-010	6256 S Robertsdale Ct	\$20,700	\$14,500
2071-21-3-05-001	26868 E Caley Way	\$20,700	\$14,500
2071-21-3-05-002	26848 E Caley Way	\$20,700	\$14,500
2071-21-3-05-003	26828 E Caley Way	\$20,700	\$14,500
2071-21-3-05-004	26808 E Caley Way	\$20,700	\$14,500
2071-21-3-05-005	26788 E Caley Way	\$20,700	\$14,500
2071-20-4-08-003	6472 S Millbrook Way	\$57,400	\$17,500
Total		\$4,484,282	\$2,978,282


The valuation, as established above, shall be binding only with respect to the tax year 2009.

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 14 day of July 2011.


 Stevens & Associates, Inc.
 Todd J. Stevens
 9800 Mt. Pyramid Court, #220
 Englewood, CO 80110
 (303) 347-1878


 Kathryn L. Schroeder, #11042
 Arapahoe Cnty. Bd. Equalization
 5334 S. Prince St.
 Littleton, CO 80120-1136
 (303) 795-4639


 Corbin Sakdol
 Arapahoe County Assessor
 5334 S. Prince St.
 Littleton, CO 80120-1136
 (303) 795-4600