

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 26th day of October 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

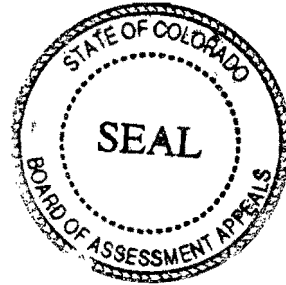
Debra A. Baumbach

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**
1313 Sherman Street, Room 315
Denver, Colorado 80203

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2011 OCT 17 AM 9:01

Petitioner:

LENNAR COLORADO LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Docket Number: **55374**

Schedule Nos.:
R0465983+107

Attorneys for Respondent:

Robert D. Clark, Reg. No. 8103
Michelle B. Whisler, Reg. No. 30037
Senior Assistant County Attorney
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STIPULATION (As to Tax Year 2009 Actual Values)

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

The 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 the Attachment to this Stipulation.
2. The subject properties are classified as Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2009.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2009 actual values of the subject properties, as also shown on Attachment A.

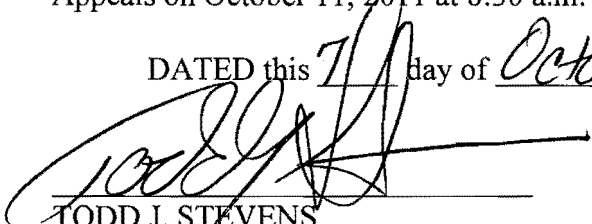
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2009.

7. Brief Narrative as to why the reductions were made:

Further review of account data revealed an error in the analysis for the absorption rate used in the Present Worth discounting application.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 11, 2011 at 8:30 a.m. be vacated.

DATED this 7th day of October, 2011.



TODD J. STEVENS
Agent for Petitioner
Stevens & Associates
9800 Mt. Pyramid Court, Suite 220
Englewood, CO 80112
303-347-1878



ROBERT D. CLARK, #8103
MICHELLE B. WHISLER, #30037
Senior Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 55374

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0465917	\$ 11,790	\$ 11,790	\$ 10,237
R0465904	\$ 11,790	\$ 11,790	\$ 10,237
R0465900	\$ 11,790	\$ 11,790	\$ 10,237
R0465920	\$ 11,790	\$ 11,790	\$ 10,237
R0465921	\$ 11,790	\$ 11,790	\$ 10,237
R0465903	\$ 11,790	\$ 11,790	\$ 10,237
R0465901	\$ 11,790	\$ 11,790	\$ 10,237
R0465898	\$ 11,790	\$ 11,790	\$ 10,237
R0465905	\$ 11,790	\$ 11,790	\$ 10,237
R0465913	\$ 11,790	\$ 11,790	\$ 10,237
R0465912	\$ 11,790	\$ 11,790	\$ 10,237
R0465899	\$ 11,790	\$ 11,790	\$ 10,237
R0465918	\$ 11,790	\$ 11,790	\$ 10,237
R0465916	\$ 11,790	\$ 11,790	\$ 10,237
R0465906	\$ 11,790	\$ 11,790	\$ 10,237
R0465922	\$ 11,790	\$ 11,790	\$ 10,237
R0465907	\$ 11,790	\$ 11,790	\$ 10,237
R0465908	\$ 11,790	\$ 11,790	\$ 10,237
R0465909	\$ 11,790	\$ 11,790	\$ 10,237
R0465895	\$ 11,790	\$ 11,790	\$ 10,237
R0465897	\$ 11,790	\$ 11,790	\$ 10,237
R0465896	\$ 11,790	\$ 11,790	\$ 10,237
R0465923	\$ 11,790	\$ 11,790	\$ 10,237
R0465902	\$ 11,790	\$ 11,790	\$ 10,237
R0465911	\$ 11,790	\$ 11,790	\$ 10,237
R0465894	\$ 11,790	\$ 11,790	\$ 10,237
R0465893	\$ 11,790	\$ 11,790	\$ 10,237
R0465919	\$ 11,790	\$ 11,790	\$ 10,237
R0465910	\$ 11,790	\$ 11,790	\$ 10,237
R0466078	\$ 47,170	\$ 47,170	\$ 40,948
R0466076	\$ 47,170	\$ 47,170	\$ 40,948
R0466077	\$ 47,170	\$ 47,170	\$ 40,948
R0465984	\$ 47,170	\$ 47,170	\$ 40,948
R0466032	\$ 47,170	\$ 47,170	\$ 40,948
R0466009	\$ 47,170	\$ 47,170	\$ 40,948
R0466037	\$ 47,170	\$ 47,170	\$ 40,948
R0466021	\$ 47,170	\$ 47,170	\$ 40,948
R0466031	\$ 47,170	\$ 47,170	\$ 40,948
E0466036	\$ 47,170	\$ 47,170	\$ 40,948
R0466035	\$ 47,170	\$ 47,170	\$ 40,948
R0466022	\$ 47,170	\$ 47,170	\$ 40,948
R0465993	\$ 47,170	\$ 47,170	\$ 40,948
R0466034	\$ 47,170	\$ 47,170	\$ 40,948
R0466033	\$ 47,170	\$ 47,170	\$ 40,948
R0466038	\$ 47,170	\$ 47,170	\$ 40,948
R0466011	\$ 47,170	\$ 47,170	\$ 40,948

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0466007	\$ 47,170	\$ 47,170	\$ 40,948
R0466026	\$ 47,170	\$ 47,170	\$ 40,948
E0466025	\$ 47,170	\$ 47,170	\$ 40,948
R0466024	\$ 47,170	\$ 47,170	\$ 40,948
R0466023	\$ 47,170	\$ 47,170	\$ 40,948
R0466017	\$ 47,170	\$ 47,170	\$ 40,948
R0466010	\$ 47,170	\$ 47,170	\$ 40,948
R0466004	\$ 47,170	\$ 47,170	\$ 40,948
R0466027	\$ 47,170	\$ 47,170	\$ 40,948
R0466030	\$ 47,170	\$ 47,170	\$ 40,948
R0466012	\$ 47,170	\$ 47,170	\$ 40,948
R0466029	\$ 47,170	\$ 47,170	\$ 40,948
R0466028	\$ 47,170	\$ 47,170	\$ 40,948
R0466018	\$ 47,170	\$ 47,170	\$ 40,948
R0465989	\$ 47,170	\$ 47,170	\$ 40,948
R0466014	\$ 47,170	\$ 47,170	\$ 40,948
R0466008	\$ 47,170	\$ 47,170	\$ 40,948
R0465987	\$ 47,170	\$ 47,170	\$ 40,948
R0466041	\$ 47,170	\$ 47,170	\$ 40,948
R0465990	\$ 47,170	\$ 47,170	\$ 40,948
R0465992	\$ 47,170	\$ 47,170	\$ 40,948
R0466039	\$ 47,170	\$ 47,170	\$ 40,948
R0465986	\$ 47,170	\$ 47,170	\$ 40,948
R0465991	\$ 47,170	\$ 47,170	\$ 40,948
R0466016	\$ 47,170	\$ 47,170	\$ 40,948
R0466005	\$ 47,170	\$ 47,170	\$ 40,948
R0465985	\$ 47,170	\$ 47,170	\$ 40,948
R0466006	\$ 47,170	\$ 47,170	\$ 40,948
R0465988	\$ 47,170	\$ 47,170	\$ 40,948
R0466015	\$ 47,170	\$ 47,170	\$ 40,948
R0466040	\$ 47,170	\$ 47,170	\$ 40,948
R0465983	\$ 47,170	\$ 47,170	\$ 40,948
R0466013	\$ 47,170	\$ 47,170	\$ 40,948
R0466042	\$ 47,170	\$ 47,170	\$ 40,948
R0465982	\$ 47,170	\$ 47,170	\$ 40,948
R0466003	\$ 47,170	\$ 47,170	\$ 40,948
R0466002	\$ 58,963	\$ 58,963	\$ 51,185
R0466001	\$ 58,963	\$ 58,963	\$ 51,185
R0465998	\$ 58,963	\$ 58,963	\$ 51,185
R0465997	\$ 58,963	\$ 58,963	\$ 51,185
R0466000	\$ 58,963	\$ 58,963	\$ 51,185
R0465999	\$ 58,963	\$ 58,963	\$ 51,185
R0465994	\$ 58,963	\$ 58,963	\$ 51,185
R0465996	\$ 58,963	\$ 58,963	\$ 51,185
R0465995	\$ 58,963	\$ 58,963	\$ 51,185
R0466098	\$ 66,038	\$ 66,038	\$ 57,327

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0466099	\$ 66,038	\$ 66,038	\$ 57,327
R0466097	\$ 66,038	\$ 66,038	\$ 57,327
R0466069	\$ 66,038	\$ 66,038	\$ 57,327
R0466068	\$ 66,038	\$ 66,038	\$ 57,327
R0466051	\$ 66,038	\$ 66,038	\$ 57,327
R0466059	\$ 66,038	\$ 66,038	\$ 57,327
R0466060	\$ 66,038	\$ 66,038	\$ 57,327
R0466057	\$ 66,038	\$ 66,038	\$ 57,327
R0466049	\$ 66,038	\$ 66,038	\$ 57,327
R0466045	\$ 66,038	\$ 66,038	\$ 57,327
R0466043	\$ 66,038	\$ 66,038	\$ 57,327
R0466046	\$ 66,038	\$ 66,038	\$ 57,327
R0466047	\$ 66,038	\$ 66,038	\$ 57,327
R0466048	\$ 66,038	\$ 66,038	\$ 57,327
R0466044	\$ 66,038	\$ 66,038	\$ 57,327
R0466050	\$ 66,038	\$ 66,038	\$ 57,327