

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57219
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+149
 Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2010 actual value of the subject property.

3. The parties agreed that the 2010 actual value of the subject property should be reduced to:
 Total Value: \$2,702,371
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 2nd day of May 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

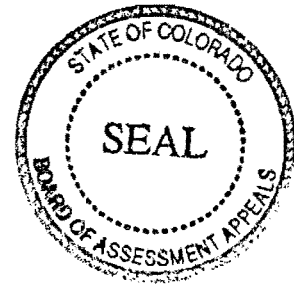
Debra A. Baumbach

Debra A. Baumbach

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

CW

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	2011 APR 27 PM 1:52
Petitioner: LENNAR COLORADO LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 57219 Multiple County Account Numbers: (As set forth in Attachment A)
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Tax Year 2010 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 2010.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2010 actual values of the subject properties, as shown on Attachment A.

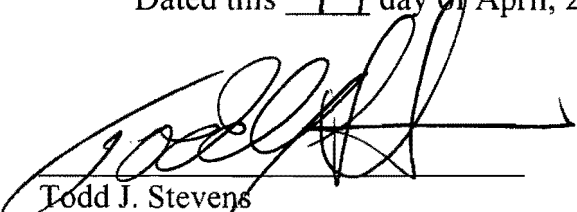
**Total 2010 Proposed Value: \$2,702,371
(Referenced in Attachment A)**

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2010.

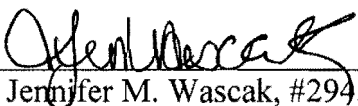
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 21 , 2011 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

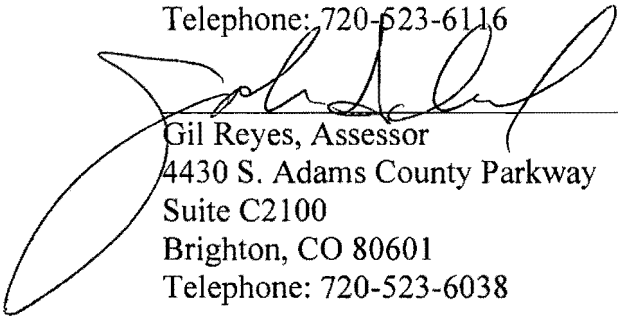
Dated this 19 day of April, 2011.



Todd J. Stevens
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Telephone: 720-523-6038

Docket Number: 57219

Lennar Homes - Heritage Todd Creek			Docket #: 57219		Exhibit A	
County	Schedule #	Current Owner	2010 S&A	2010	CBOE	2010
			Value	Assessor	NOD	Stipulated
				NOD	NOD	Value
Adams	R0170820	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0170821	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0170822	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0170823	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0170824	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0170826	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0170828	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0170829	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0170830	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0170831	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0170832	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0170833	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0170834	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0170835	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0170836	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0170837	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0170838	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0170839	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0170840	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171005	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171006	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171007	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171008	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171009	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171010	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171011	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171012	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171013	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171014	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171015	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171016	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171017	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171018	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171019	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171035	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171036	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171037	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171038	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171039	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171040	Lennar Colorado LLC	\$6,246	\$21,455	\$21,455	\$21,455
Adams	R0171126	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171127	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171128	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171129	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171130	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171131	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171183	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171184	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171185	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171186	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171187	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171188	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171189	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171190	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0171191	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0171192	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712

Adams	R0171286	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171287	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171288	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171289	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0171290	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0171291	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
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Adams	R0171293	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0171294	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0171295	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0171296	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0171297	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0171725	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0171728	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0171729	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0171734	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0171735	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0171736	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Adams	R0171737	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171738	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
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Adams	R0171744	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171745	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0171746	Lennar Colorado LLC	\$6,246	\$14,712	\$14,712	\$14,712
Adams	R0178494	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0178495	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0178496	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0178497	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0178498	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0178499	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0178500	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0178501	Lennar Colorado LLC	\$6,246	\$20,597	\$20,597	\$15,938
Adams	R0178502	Lennar Colorado LLC	\$6,246	\$32,183	\$32,183	\$26,109
Totals:	150		\$936,900	\$3,034,921	\$3,034,921	\$2,702,371