

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57332</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.: R0149986+40**

**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:            \$1,048,575**  
(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 13th day of October 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

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	<p style="text-align: right;">2011 7 1 1:31</p> <p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 57332 Multiple County Account Numbers: (As set forth in Attachment A)
<b>Petitioner:</b> RICHMOND AMERICAN HOMES OF COLORADO, INC.	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
<b>STIPULATION (As to Tax Year 2010 Actual Value)</b>	

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 residential 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: \$1,048,575  
(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 October 17, 2011 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

Dated this 14<sup>th</sup> day of September, 2011.

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Richmond American Homes - The Villages At Buffalo Run						Exhibit A	Docket #57332
County	Schedule #	Description	2009 S&A Value	2010 Actual Value	Assessor NOD	CBOE NOD	2010 Stipulated Value
Adams	R0149986	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150000	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150001	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150005	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150006	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150007	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150008	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150010	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150011	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150012	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150013	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150014	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150015	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150016	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150017	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150021	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150022	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150023	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150024	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150026	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150027	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150028	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150029	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150030	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150031	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150032	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150033	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150034	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150035	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150042	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150049	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150058	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150062	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150063	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150064	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150065	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150066	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150067	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150068	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150069	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
Adams	R0150070	vacant	\$10,771	\$29,575	\$29,575	\$29,575	\$25,575
			\$441,596	\$1,212,575	\$1,212,575	\$1,212,575	\$1,048,575

Note: These are the same values that we stipulated to in 2009.