

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59024</b>
Petitioner: <b>LENNAR COLORADO LLC,</b>  v. Respondent: <b>ARAPAHOE 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.: 1977-08-4-17-001+133**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  

**Total Value:            \$3,451,800**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2011 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 31st day of July 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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

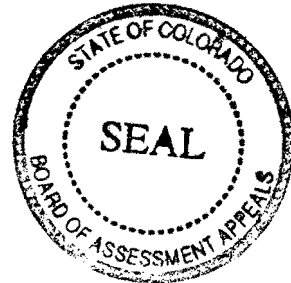
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

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Debra A. Baumbach

*CM*

\_\_\_\_\_  
Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 59024

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STIPULATION (As To Tax Year 2011 Actual Value)

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**LENNAR COLORADO LLC**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of the subject properties 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 described as follows: Adonea Subdivision, County Schedule Number(s): See table below:

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

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

Parcel #	Orig. Value	2011 New Value
1977-08-4-17-001	\$10,800	\$9,500
1977-08-4-17-002	\$10,800	\$9,500
1977-08-4-17-003	\$10,800	\$9,500
1977-08-4-17-004	\$10,800	\$9,500
1977-08-4-17-005	\$10,800	\$9,500
1977-08-4-17-006	\$10,800	\$9,500
1977-08-4-17-007	\$10,800	\$9,500
1977-08-4-17-008	\$10,800	\$9,500
1977-08-4-17-009	\$10,800	\$9,500
1977-08-4-17-010	\$10,800	\$9,500
1977-08-4-17-011	\$10,800	\$9,500
1977-08-4-17-012	\$10,800	\$9,500
1977-08-4-17-013	\$10,800	\$9,500
1977-08-4-17-014	\$10,800	\$9,500
1977-08-4-17-015	\$10,800	\$9,500
1977-08-4-17-016	\$10,800	\$9,500
1977-08-4-17-017	\$10,800	\$9,500
1977-08-4-17-018	\$10,800	\$9,500
1977-08-4-17-019	\$10,800	\$9,500

Parcel #	Orig. Value	2011 New Value
1977-08-4-17-020	\$10,800	\$9,500
1977-08-4-17-021	\$10,800	\$9,500
1977-08-4-17-022	\$10,800	\$9,500
1977-08-4-17-023	\$10,800	\$9,500
1977-08-4-17-024	\$10,800	\$9,500
1977-08-4-17-025	\$10,800	\$9,500
1977-08-4-17-026	\$10,800	\$9,500
1977-08-4-17-027	\$10,800	\$9,500
1977-08-4-17-028	\$10,800	\$9,500
1977-08-4-17-029	\$10,800	\$9,500
1977-08-4-17-030	\$10,800	\$9,500
1977-08-4-17-031	\$10,800	\$9,500
1977-08-4-17-032	\$10,800	\$9,500
1977-08-4-17-033	\$10,800	\$9,500
1977-08-4-17-034	\$10,800	\$9,500
1977-08-4-18-001	\$10,800	\$9,500
1977-08-4-18-002	\$10,800	\$9,500
1977-08-4-18-003	\$10,800	\$9,500
1977-08-4-18-004	\$10,800	\$9,500
1977-08-4-18-005	\$10,800	\$9,500
1977-08-4-18-006	\$10,800	\$9,500
1977-08-4-18-007	\$10,800	\$9,500
1977-08-4-18-008	\$10,800	\$9,500
1977-08-4-19-001	\$10,800	\$9,500
1977-08-4-19-002	\$10,800	\$9,500
1977-08-4-19-003	\$10,800	\$9,500
1977-08-4-19-004	\$10,800	\$9,500
1977-08-4-19-005	\$10,800	\$9,500
1977-08-4-19-006	\$10,800	\$9,500
1977-08-4-19-007	\$10,800	\$9,500
1977-08-4-19-008	\$10,800	\$9,500
1977-08-4-19-009	\$10,800	\$9,500
1977-08-4-19-010	\$10,800	\$9,500
1977-08-4-19-011	\$10,800	\$9,500
1977-08-4-19-012	\$10,800	\$9,500
1977-08-4-20-001	\$10,800	\$9,500
1977-08-4-20-002	\$10,800	\$9,500
1977-08-4-20-003	\$10,800	\$9,500
1977-08-4-20-004	\$10,800	\$9,500
1977-08-4-20-005	\$10,800	\$9,500
1977-08-4-20-006	\$10,800	\$9,500

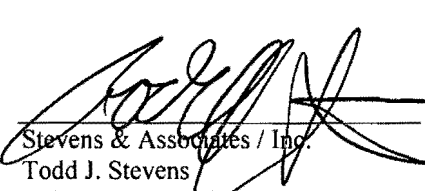
Parcel #	Orig. Value	2011 New Value
1977-08-4-20-007	\$10,800	\$9,500
1977-08-4-20-008	\$10,800	\$9,500
1977-08-4-20-009	\$10,800	\$9,500
1977-08-4-20-010	\$10,800	\$9,500
1977-08-4-20-012	\$10,800	\$9,500
1977-08-4-20-013	\$10,800	\$9,500
1977-08-4-20-014	\$10,800	\$9,500
1977-08-4-21-001	\$10,800	\$9,500
1977-08-4-21-002	\$10,800	\$9,500
1977-08-4-21-003	\$10,800	\$9,500
1977-08-4-21-004	\$10,800	\$9,500
1977-08-4-21-005	\$10,800	\$9,500
1977-08-4-21-006	\$10,800	\$9,500
1977-08-4-21-007	\$10,800	\$9,500
1977-08-4-21-008	\$10,800	\$9,500
1977-08-4-21-009	\$10,800	\$9,500
1977-08-4-21-010	\$10,800	\$9,500
1977-08-4-21-011	\$10,800	\$9,500
1977-08-4-21-012	\$10,800	\$9,500
1977-08-4-21-013	\$10,800	\$9,500
1977-08-4-21-014	\$10,800	\$9,500
1977-08-4-21-015	\$10,800	\$9,500
1977-08-4-21-016	\$10,800	\$9,500
1977-08-4-21-017	\$10,800	\$9,500
1977-08-4-21-018	\$10,800	\$9,500
1977-08-4-21-019	\$10,800	\$9,500
1977-08-4-21-020	\$10,800	\$9,500
1977-08-4-21-021	\$10,800	\$9,500
1977-08-4-21-022	\$10,800	\$9,500
1977-08-4-21-023	\$10,800	\$9,500
1977-08-4-21-024	\$10,800	\$9,500
1977-08-4-21-025	\$10,800	\$9,500
1977-08-4-21-026	\$10,800	\$9,500
1977-08-4-21-027	\$10,800	\$9,500
1977-08-4-21-028	\$10,800	\$9,500
1977-08-4-21-029	\$10,800	\$9,500
1977-08-4-21-030	\$10,800	\$9,500
1977-08-4-21-031	\$10,800	\$9,500
1977-08-4-22-001	\$10,800	\$9,500
1977-08-4-22-002	\$10,800	\$9,500
1977-08-4-22-003	\$10,800	\$9,500

Parcel #	Orig. Value	2011 New Value
1977-08-4-22-004	\$10,800	\$9,500
1977-08-4-22-005	\$10,800	\$9,500
1977-08-4-22-006	\$10,800	\$9,500
1977-08-4-22-007	\$10,800	\$9,500
1977-08-4-22-008	\$10,800	\$9,500
1977-08-4-22-009	\$10,800	\$9,500
1977-08-4-22-010	\$10,800	\$9,500
1977-08-4-22-011	\$10,800	\$9,500
1977-08-4-22-012	\$10,800	\$9,500
1977-08-4-22-013	\$10,800	\$9,500
1977-08-4-22-014	\$10,800	\$9,500
1977-08-4-22-015	\$10,800	\$9,500
1977-08-4-22-016	\$10,800	\$9,500
1977-08-4-23-001	\$10,800	\$9,500
1977-08-4-23-002	\$10,800	\$9,500
1977-08-4-23-003	\$10,800	\$9,500
1977-08-4-23-004	\$10,800	\$9,500
1977-08-4-23-005	\$10,800	\$9,500
1977-08-4-23-006	\$10,800	\$9,500
1977-08-4-23-007	\$10,800	\$9,500
1977-08-4-23-008	\$10,800	\$9,500
1977-08-4-23-009	\$10,800	\$9,500
1977-08-4-23-010	\$10,800	\$9,500
1977-08-4-23-011	\$10,800	\$9,500
1977-08-4-23-012	\$10,800	\$9,500
1977-08-4-23-013	\$10,800	\$9,500
1977-08-4-23-014	\$10,800	\$9,500
1977-08-4-23-015	\$10,800	\$9,500
1977-08-4-23-016	\$10,800	\$9,500
1977-08-4-23-017	\$10,800	\$9,500
1977-08-4-23-018	\$10,800	\$9,500
1977-08-1-00-007	\$1,144,530	\$847,800
1977-08-1-00-008	\$1,822,500	\$1,350,000
<b>TOTAL</b>	<b>\$4,392,630</b>	<b>\$3,451,800</b>

The valuation, as established above, shall be binding only with respect to the tax year 2011.

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 22 day of June 2012.



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Ronald A. Carl, #21673

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Corbin Sakdol

Arapahoe County Assessor

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