

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61576
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.: 2071-21-2-01-008+77

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$1,381,380

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

ORDER:

Respondent is ordered to reduce the 2012 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 29th day of April 2013.

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.

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 61576

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
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STIPULATION (As To Tax Year 2012 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 2012 valuation of the property listed in this Petition and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as VACANT LAND and described as follows: Beacon Point Subdivision, County Schedule Numbers: See Below.

A brief narrative as to why the reduction was made: Analyzed market value and developer's discount.

The parties have agreed that the 2012 actual value of the subject property should be reduced as follows:

<u>Parcel Number</u>	<u>Original Value</u>	<u>New Values 2012</u>
2071-21-2-01-008	\$29,700	\$20,930
2071-21-2-01-009	\$29,700	\$20,930
2071-21-2-01-010	\$29,700	\$20,930
2071-21-2-01-011	\$29,700	\$20,930
2071-21-2-01-012	\$29,700	\$20,930
2071-21-2-01-015	\$29,700	\$20,930
2071-20-1-11-005	\$29,700	\$20,930
2071-20-1-11-006	\$29,700	\$20,930
2071-20-1-11-007	\$29,700	\$20,930
2071-20-1-11-008	\$29,700	\$20,930
2071-20-1-11-009	\$29,700	\$20,930
2071-20-1-12-001	\$19,800	\$16,100
2071-20-1-12-002	\$19,800	\$16,100
2071-20-1-12-003	\$19,800	\$16,100
2071-20-1-12-004	\$19,800	\$16,100
2071-20-1-12-005	\$19,800	\$16,100
2071-20-1-12-006	\$19,800	\$16,100
2071-20-1-12-007	\$19,800	\$16,100
2071-20-1-12-008	\$19,800	\$16,100

<u>Parcel Number</u>	<u>Original Value</u>	<u>New Values 2012</u>
2071-20-1-12-009	\$19,800	\$16,100
2071-20-1-12-010	\$19,800	\$16,100
2071-20-1-14-017	\$29,700	\$20,930
2071-20-1-14-016	\$29,700	\$20,930
2071-20-1-14-015	\$29,700	\$20,930
2071-20-1-14-014	\$19,800	\$20,930
2071-20-1-14-013	\$19,800	\$20,930
2071-20-1-14-012	\$19,800	\$20,930
2071-20-1-14-011	\$19,800	\$20,930
2071-20-1-14-010	\$19,800	\$20,930
2071-20-1-14-009	\$19,800	\$20,930
2071-20-1-14-008	\$19,800	\$20,930
2071-20-1-14-007	\$19,800	\$20,930
2071-20-1-15-004	\$29,700	\$20,930
2071-20-1-15-003	\$29,700	\$20,930
2071-20-1-15-002	\$29,700	\$20,930
2071-20-1-15-001	\$29,700	\$20,930
2071-20-1-16-001	\$19,800	\$16,100
2071-20-1-16-002	\$19,800	\$16,100
2071-20-1-16-003	\$19,800	\$16,100
2071-20-1-16-004	\$19,800	\$16,100
2071-20-1-16-005	\$19,800	\$16,100
2071-20-1-16-006	\$19,800	\$16,100
2071-20-1-16-007	\$19,800	\$16,100
2071-20-1-16-014	\$19,800	\$16,100
2071-20-1-16-015	\$19,800	\$16,100
2071-20-1-16-016	\$19,800	\$16,100
2071-20-1-16-017	\$19,800	\$16,100
2071-20-1-16-018	\$19,800	\$16,100
2071-20-1-16-019	\$19,800	\$16,100
2071-20-1-16-020	\$19,800	\$16,100
2071-20-1-16-021	\$19,800	\$16,100
2071-20-1-16-022	\$19,800	\$16,100
2071-20-1-16-023	\$19,800	\$16,100
2071-20-1-16-024	\$19,800	\$16,100
2071-20-1-16-025	\$19,800	\$16,100
2071-20-1-17-001	\$19,800	\$16,100
2071-20-1-17-002	\$19,800	\$16,100
2071-20-1-17-003	\$19,800	\$16,100
2071-20-1-17-004	\$19,800	\$16,100
2071-20-1-17-005	\$19,800	\$16,100
2071-20-1-17-006	\$19,800	\$16,100
2071-20-1-17-007	\$19,800	\$16,100
2071-20-1-17-008	\$19,800	\$16,100
2071-20-1-17-009	\$19,800	\$16,100
2071-20-1-17-010	\$19,800	\$16,100
2071-20-1-17-011	\$19,800	\$16,100
2071-20-1-17-012	\$19,800	\$16,100
2071-20-1-17-013	\$19,800	\$16,100

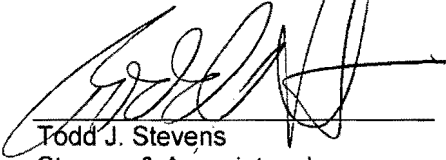
<u>Parcel Number</u>	<u>Original Value</u>	<u>New Values 2012</u>
2071-20-1-17-014	\$19,800	\$16,100
2071-20-1-17-018	\$19,800	\$16,100
2071-20-1-17-019	\$19,800	\$16,100
2071-20-1-17-020	\$19,800	\$16,100
2071-20-1-17-021	\$19,800	\$16,100
2071-20-1-17-022	\$19,800	\$16,100
2071-20-1-17-023	\$19,800	\$16,100
2071-20-1-17-024	\$19,800	\$16,100
2071-20-1-17-025	\$19,800	\$16,100
2071-20-1-17-026	\$19,800	\$16,100

Total: \$1,722,600 \$1,381,380

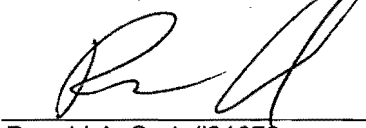
The valuation, as established above, shall be binding only with respect to the tax year 2012.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

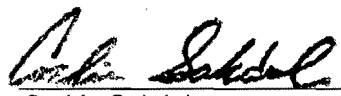
DATED the 21st day of March 2013.



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