

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73067
Petitioner: LENNAR COLORADO LLC v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: 300461670+110
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$9,152,064
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 14th day of November 2018.

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.

Yesenia Araujo

Yesenia Araujo



Colorado Board of Assessment Appeals
Appeal
STIPULATION

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2018 OCT 19 PM 3:43

Docket Number(s): 73067

Lennar Colorado LLC
Petitioner,

vs.

Jefferson County Board of Equalization
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 300461670 + 110
2. The parties agree that the 2017 actual value of the subject property shall be Stipulated Values below:

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300461670 + 110	\$10,991,547	Total: \$9,152,064	100.00%
		Land: \$9,152,064	
		Improvements:	

3. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an improvement be destroyed, then the Assessor's Office would make a downward adjustment in valuation to reflect the damage to or destruction of that improvement.
4. ~~Petitioner(s) agree(s) to provide the Jefferson County Assessor, if applicable, with confidential information to assist in the appraisal process of future years. This information shall include, but not be limited to, actual rent rolls, together with operating income and expense information for the property, which will be provided to the Assessor no later than March 15th of each year.~~
5. ~~Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.~~
6. This valuation is for purposes of settlement only and does not reflect an appraised value.
7. Petitioner(s) agree(s) to waive the right to any further hearing or appeal of schedule number(s): 300461670 + 110 for the assessment years(s) 2017.

Lennar Colorado LLC
Petitioner

By: _____

Title: _____

Phone: 303-347-1878

Date: 10/18/2018

Jefferson County Board of Equalization
Respondent

By: _____

Title: Assistant County Attorney

Phone: 303 271 5918

Date: 10/19/18

Docket Number(s):
73067

100 Jefferson County Parkway
Golden, CO 80419

2017 BAA Stipulation Summary / Docket Number: 73067 / Filing 5

Subject	Account #	2017	
		2017 Land Value	Stipulated Land Value
1	300461670	\$138,909	\$110,000
2	300461671	\$138,909	\$110,000
3	300461672	\$138,909	\$110,000
4	300461673	\$138,909	\$110,000
5	300461674	\$138,909	\$110,000
6	300461678	\$138,909	\$110,000
7	300461679	\$140,761	\$110,000
8	300461680	\$140,761	\$110,000
9	300461681	\$140,761	\$110,000
10	300461682	\$140,761	\$110,000
11	300461683	\$140,761	\$110,000
12	300461684	\$140,761	\$110,000
13	300461685	\$135,822	\$110,000
14	300461843	\$140,543	\$110,000
15	300461844	\$140,543	\$110,000
16	300461865	\$141,103	\$110,000
17	300461866	\$141,103	\$110,000
18	300461867	\$141,103	\$110,000
19	300461872	\$135,822	\$110,000
20	300461873	\$140,761	\$110,000
21	300461874	\$140,761	\$110,000
22	300461875	\$140,761	\$110,000
23	300461876	\$140,761	\$110,000
24	300461877	\$140,761	\$110,000
25	300461878	\$140,761	\$110,000
26	300461879	\$140,761	\$110,000
27	300461880	\$140,761	\$110,000
Total		\$3,780,147	\$2,970,000

2017 BAA Stipulation Summary / Docket Number: 73067 / Filing 6

		2017				2017	
Subject	Account #	2017 Land Value	Stipulated Land Value	Subject	Account #	2017 Land Value	Stipulated Land Value
1	300463774	\$85,850	\$73,596	43	300463832	\$85,850	\$73,596
2	300463775	\$85,850	\$73,596	44	300463833	\$85,850	\$73,596
3	300463776	\$85,850	\$73,596	45	300463834	\$85,850	\$73,596
4	300463777	\$85,850	\$73,596	46	300463835	\$85,850	\$73,596
5	300463778	\$85,850	\$73,596	47	300463836	\$85,850	\$73,596
6	300463779	\$85,850	\$73,596	48	300463837	\$85,850	\$73,596
7	300463780	\$85,850	\$73,596	49	300463926	\$85,850	\$73,596
8	300463781	\$85,850	\$73,596	50	300463927	\$85,850	\$73,596
9	300463782	\$85,850	\$73,596	51	300463928	\$85,850	\$73,596
10	300463783	\$85,850	\$73,596	52	300463929	\$85,850	\$73,596
11	300463784	\$85,850	\$73,596	53	300463930	\$85,850	\$73,596
12	300463785	\$85,850	\$73,596	54	300463931	\$85,850	\$73,596
13	300463786	\$85,850	\$73,596	55	300463932	\$85,850	\$73,596
14	300463787	\$85,850	\$73,596	56	300463933	\$85,850	\$73,596
15	300463788	\$85,850	\$73,596	57	300463934	\$85,850	\$73,596
16	300463789	\$85,850	\$73,596	58	300463935	\$85,850	\$73,596
17	300463790	\$85,850	\$73,596	59	300463936	\$85,850	\$73,596
18	300463791	\$85,850	\$73,596	60	300463937	\$85,850	\$73,596
19	300463792	\$85,850	\$73,596	61	300463938	\$85,850	\$73,596
20	300463793	\$85,850	\$73,596	62	300463939	\$85,850	\$73,596
21	300463794	\$85,850	\$73,596	63	300463940	\$85,850	\$73,596
22	300463795	\$85,850	\$73,596	64	300463941	\$85,850	\$73,596
23	300463796	\$85,850	\$73,596	65	300463942	\$85,850	\$73,596
24	300463797	\$85,850	\$73,596	66	300463943	\$85,850	\$73,596
25	300463798	\$85,850	\$73,596	67	300463944	\$85,850	\$73,596
26	300463799	\$85,850	\$73,596	68	300463945	\$85,850	\$73,596
27	300463800	\$85,850	\$73,596	69	300463951	\$85,850	\$73,596
28	300463801	\$85,850	\$73,596	70	300463952	\$85,850	\$73,596
29	300463802	\$85,850	\$73,596	71	300463953	\$85,850	\$73,596
30	300463803	\$85,850	\$73,596	72	300463954	\$85,850	\$73,596
31	300463804	\$85,850	\$73,596	73	300463955	\$85,850	\$73,596
32	300463805	\$85,850	\$73,596	74	300463956	\$85,850	\$73,596
33	300463822	\$85,850	\$73,596	75	300463957	\$85,850	\$73,596
34	300463823	\$85,850	\$73,596	76	300463958	\$85,850	\$73,596
35	300463824	\$85,850	\$73,596	77	300463959	\$85,850	\$73,596
36	300463825	\$85,850	\$73,596	78	300463960	\$85,850	\$73,596
37	300463826	\$85,850	\$73,596	79	300463961	\$85,850	\$73,596
38	300463827	\$85,850	\$73,596	80	300463962	\$85,850	\$73,596
39	300463828	\$85,850	\$73,596	81	300463963	\$85,850	\$73,596
40	300463829	\$85,850	\$73,596	82	300463964	\$85,850	\$73,596
41	300463830	\$85,850	\$73,596	83	300463965	\$85,850	\$73,596
42	300463831	\$85,850	\$73,596	84	300463966	\$85,850	\$73,596
				Total		\$7,211,400	\$6,182,064