

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45244
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO, INC., 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.: R130882+6

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$276,220
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 7th day of November 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 6, 2006

Karen E Hart

Karen E. Hart

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

Heather Wilcox

Heather Wilcox



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 45244 Multiple County Schedule Numbers: (As set forth in the attached)
Petitioner(s): RICHMOND AMERICAN HOMES OF COLORADO, INC.,	
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	<div style="text-align: right; font-size: small;"> 2006 NOV - 5 PM 7:58 </div>
STIPULATION (As to Tax Year 2005 Actual Value)	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

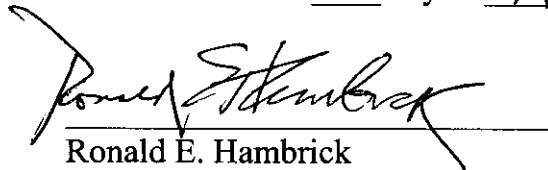
1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.
4. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2005 actual values of the subject properties, as shown on Attachment A.

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2005.

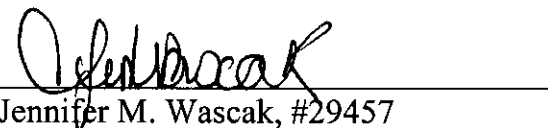
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 13, 2006 at the hour of 8:30 a.m. be vacated.

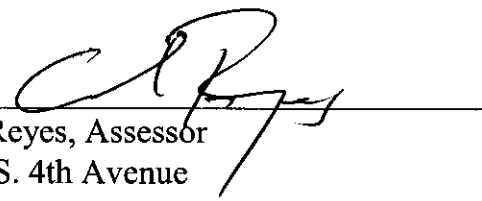
Dated this 2 day of Nov, 2006.



Ronald E. Hambrick
Nadori Information Services, Inc.
9520 S. Bellmore Lane
Highlands Ranch, CO 80126



Jennifer M. Wascak, #29457
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Gil Reyes, Assessor
450 S. 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6038

Docket Number: 45244

ATTACHMENT A

Schedule Number: R0130882
Parcel Number: 01723-18-2-03-004

Old Value:
Land: \$44,000
Improvements: \$ 0
Total: \$44,000

New Value:
Land: \$39,460
Improvements: \$ 0
Total: \$39,460

Schedule Number: R0130884
Parcel Number: 01723-18-2-03-001

Old Value:
Land: \$44,000
Improvements: \$ 0
Total: \$44,000

New Value:
Land: \$39,460
Improvements: \$ 0
Total: \$39,460

Schedule Number: R0130954
Parcel Number: 01723-18-2-05-001

Old Value:
Land: \$44,000
Improvements: \$ 0
Total: \$44,000

New Value:
Land: \$39,460
Improvements: \$ 0
Total: \$39,460

Schedule Number: R0130955
Parcel Number: 01723-18-2-05-012

Old Value:
Land: \$44,000
Improvements: \$ 0
Total: \$44,000

New Value:
Land: \$39,460
Improvements: \$ 0
Total: \$39,460

Schedule Number: R0130964
Parcel Number: 01723-18-2-05-003

Old Value:
Land: \$44,000
Improvements: \$ 0
Total: \$44,000

New Value:
Land: \$39,460
Improvements: \$ 0
Total: \$39,460

Schedule Number: R0131138
Parcel Number: 01723-18-2-12-004

Old Value:
Land: \$44,000
Improvements: \$ 0
Total: \$44,000

New Value:
Land: \$39,460
Improvements: \$ 0
Total: \$39,460

Schedule Number: R0131236
Parcel Number: 01723-18-2-18-005

Old Value:
Land: \$44,000
Improvements: \$ 0
Total: \$44,000

New Value:
Land: \$39,460
Improvements: \$ 0
Total: \$39,460