

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47000
Petitioner: LENNAR/US HOMES CORPORATION, v. Respondent: DOUGLAS 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.: R0428678

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$9,800,000

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

ORDER:

Respondent is ordered to reduce the 2006 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 3rd day of June 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 30, 2008

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

Toni Rigirozzi

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

**LENNAR/U.S. HOMES CORPORATION/
SPIRAL LONE TREE,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: 47000

Schedule No.: R0428678

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STATE OF COLORADO
COUNTY OF DOUGLAS

STIPULATION (As to Tax Year 2006 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2006 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
Lot 14C2 Park Meadows Filing #2, Amendment 7. 6.152 AM/L
2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2006:

Land	\$ 2,679,811
Improvements	\$ 8,417,225
Total	\$11,097,036

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 2,679,811
Improvements	\$ 8,417,225
Total	\$11,097,036

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2006 actual value for the subject property:

Land	\$2,679,811
Improvements	\$7,120,189
Total	\$9,800,000

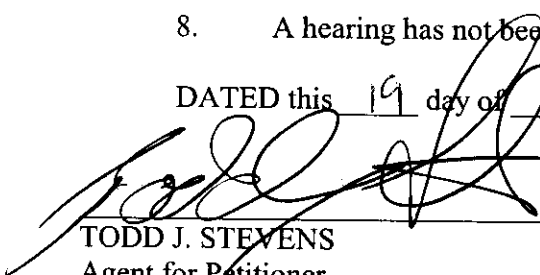
6. The valuations, as established above, shall be binding only with respect to tax year 2006.


7. Brief narrative as to why the reduction was made:

Reductions were made based on the BAA Order for the 2005 tax year. Because 2006 is the intervening year, the value was adjusted making it consistent with the 2005 value.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 19 day of March May, 2008.


TODD J. STEVENS
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Docket No. 47000