

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 50778

Petitioner:

LENNAR COLORADO LLC,

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.: R0157792+32

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$1,088,736

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 24th day of November 2009.



BOARD OF ASSESSMENT APPEALS

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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	RECEIVED NOV 23 PM 2:56 COURT USE ONLY Docket Number: 50778 Multiple County Schedule Numbers: (As set forth in Attachment A)
Petitioner: LENNAR COLORADO LLC Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Tax Year 2008 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

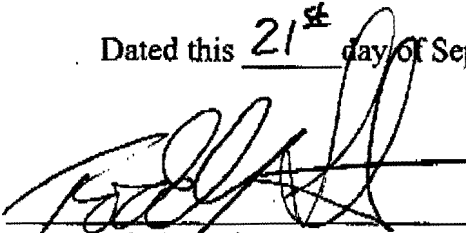
1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2008.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2008 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 2008.

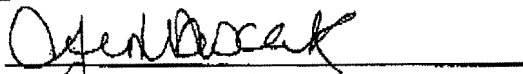
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 5, 2009 at 8:30 a.m. be vacated.

Dated this 21st day of September, 2009.



Stevens & Associates Inc.
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Littleton, CO 80129



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Gil Reyes, Assessor
450 S. 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6038

Docket Number: 50778

Docket 50778 Attachment A

Filing #	Acct #	Parcel #	Owner	2008 CBOE Values	2008 S&A Values
16	157792	1723 16 3 08 014	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157793	1723 16 3 08 015	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157819	1723 16 3 09 015	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157820	1723 16 3 09 014	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157821	1723 16 3 09 013	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157822	1723 16 3 09 012	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157830	1723 16 3 10 010	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157831	1723 16 3 10 009	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157832	1723 16 3 10 008	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157833	1723 16 3 10 007	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157834	1723 16 3 10 006	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157835	1723 16 3 10 005	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157836	1723 16 3 10 004	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157837	1723 16 3 10 003	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157840	1723 16 2 18 002	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157841	1723 16 2 18 003	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157842	1723 16 2 18 004	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157843	1723 16 2 18 005	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157844	1723 16 3 01 012	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157845	1723 16 3 01 003	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157846	1723 16 3 01 004	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157847	1723 16 3 01 005	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157848	1723 16 3 01 006	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157849	1723 16 3 01 007	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157850	1723 16 3 01 008	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157851	1723 16 3 01 009	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157852	1723 16 3 01 010	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157853	1723 16 3 01 011	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157856	1723 16 3 02 003	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157857	1723 16 3 02 004	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157858	1723 16 3 02 005	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157859	1723 16 3 02 006	Lennar Colorado LLC	\$ 59,556	\$ 32,992
16	157860	1723 16 3 02 007	Lennar Colorado LLC	\$ 59,556	\$ 32,992
				\$ 1,965,348	\$ 1,088,736

33 filing 16 lots

STEVENS AND ASSOCIATES
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