

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51252</b>
Petitioner: <b>LENNAR COLORADO LLC,</b>  v.  Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0170964+196**  
  
**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:            \$5,544,792**  
 (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

<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	RECEIVED NOV 23 PM 2:55 STATE OF COLORADO COUNTY OF ADAMS COURT USE ONLY <hr/> Docket Number: 51252 Multiple County Schedule Numbers: (As set forth in Attachment A)
<b>Petitioner:</b> LENNAR COLORADO LLC  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer Wascak, #29457 Deputy County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
<b>STIPULATION (As to Tax Year 2008 Actual Value)</b>	

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:

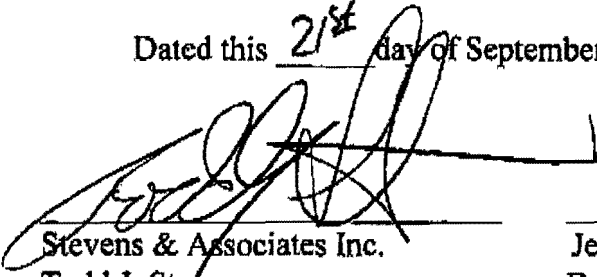
1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams 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.

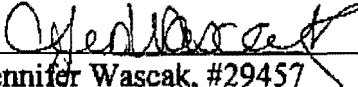
5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2008.

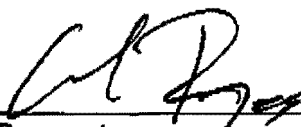
6. Brief narrative as to why the reductions were made: reduction to market value.

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

Dated this 21<sup>st</sup> day of September, 2009.

  
Stevens & Associates Inc.  
Todd J. Stevens  
640 Plaza Drive, Suite 290  
Littleton, CO 80129

  
Jennifer Wascak, #29457  
Deputy County Attorney for Respondent  
450 S. 4th Avenue  
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Gil Reyes, Assessor  
450 S. 4th Avenue  
Brighton, CO 80601  
Telephone: 303-654-6038

Docket Number: 51252

**Heritage Todd Creek**

**Attachment A**

**Docket #51252**

County	Parcel #	Schedule #	Current Owner	2008 CBOE	2008 Proposed Value	2008 S&A Value
Adams	157116124051	R0170964	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124050	R0170965	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124049	R0170966	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124048	R0170967	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124047	R0170968	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124046	R0170969	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124045	R0170970	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124047	R0170972	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116126015	R0171005	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126014	R0171006	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126013	R0171007	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126012	R0171008	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126011	R0171009	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126010	R0171010	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126009	R0171011	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126008	R0171012	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126007	R0171013	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126006	R0171014	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126005	R0171015	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126004	R0171016	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126003	R0171017	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116126002	R0171018	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127001	R0171019	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127014	R0171020	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127013	R0171021	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127012	R0171022	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127011	R0171023	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127010	R0171024	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127009	R0171025	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127008	R0171026	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127007	R0171027	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127006	R0171028	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127005	R0171029	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127004	R0171030	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127003	R0171031	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116127002	R0171032	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125053	R0171033	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125051	R0171035	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125050	R0171036	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125049	R0171037	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125048	R0171038	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125047	R0171039	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125046	R0171040	Lennar Colorado LL	\$ 34,726		\$ 28,004

**Heritage Todd Creek**

Attachment A

Booklet # 1252

County	Parcel #	Schedule #	Current Owner	2008 CBOE	2008 Proposed Value	2008 S&A Value
Adams	157116125045	R0171041	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125044	R0171042	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125043	R0171043	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125042	R0171044	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125041	R0171045	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125040	R0171046	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125039	R0171047	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125038	R0171048	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116134037	R0171094	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134036	R0171095	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134035	R0171096	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134034	R0171097	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134033	R0171098	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134031	R0171100	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134030	R0171101	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116125080	R0171126	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125079	R0171127	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125078	R0171128	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125077	R0171129	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125076	R0171130	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125075	R0171131	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125074	R0171132	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125073	R0171133	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125072	R0171134	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125071	R0171135	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125070	R0171136	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125069	R0171137	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125068	R0171138	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125067	R0171139	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125066	R0171140	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125065	R0171141	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116125064	R0171142	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132001	R0171183	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132002	R0171184	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132003	R0171185	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132004	R0171186	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132005	R0171187	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132006	R0171188	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132007	R0171189	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132008	R0171190	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116132009	R0171191	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132010	R0171192	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132011	R0171193	Lennar Colorado LL	\$ 34,726		\$ 28,004

**Heritage Todd Creek**

**Attachment A**

**Docket #51252**

County	Parcel #	Schedule #	Current Owner	2008 CBOE	2008 Proposed Value	2008 S&A Value
Adams	157116132012	R0171194	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132013	R0171195	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132014	R0171196	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116132015	R0171197	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116132016	R0171198	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132017	R0171199	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132018	R0171200	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116132019	R0171201	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116132020	R0171202	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116132021	R0171203	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132022	R0171204	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132023	R0171205	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132024	R0171206	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132025	R0171207	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132026	R0171208	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132027	R0171209	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132028	R0171210	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116132029	R0171211	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116132030	R0171212	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116132031	R0171213	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132032	R0171214	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132033	R0171215	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116132034	R0171216	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133015	R0171217	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133014	R0171218	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133013	R0171219	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133012	R0171220	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133011	R0171221	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133010	R0171222	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133009	R0171223	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133008	R0171224	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133007	R0171225	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133006	R0171226	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133005	R0171227	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133004	R0171228	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133003	R0171229	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133002	R0171230	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116133001	R0171231	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116124001	R0171232	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124002	R0171233	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124003	R0171234	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124004	R0171235	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124005	R0171236	Lennar Colorado LL	\$ 45,143		\$ 28,004

## Heritage Todd Creek

Attachment A

Docket # 1252

County	Parcel #	Schedule #	Current Owner	2008 CBOE	2008 Proposed Value	2008 S&A Value
Adams	157116124006	R0171237	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124007	R0171238	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124008	R0171239	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124009	R0171240	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124010	R0171241	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124011	R0171242	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124012	R0171243	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124013	R0171244	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124014	R0171245	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116124015	R0171246	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134059	R0171255	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134060	R0171256	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134061	R0171257	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134062	R0171258	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134063	R0171259	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134064	R0171260	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134065	R0171261	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134066	R0171262	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134067	R0171263	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134068	R0171264	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134069	R0171265	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134070	R0171266	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134071	R0171267	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134072	R0171268	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134001	R0171269	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134002	R0171270	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134003	R0171271	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134004	R0171272	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134005	R0171273	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134006	R0171274	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134007	R0171275	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134008	R0171276	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134009	R0171277	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134010	R0171278	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134011	R0171279	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134012	R0171280	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134013	R0171281	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134014	R0171282	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134015	R0171283	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134016	R0171284	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134017	R0171285	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116134018	R0171286	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116134019	R0171287	Lennar Colorado LL	\$ 34,726		\$ 28,004



**Heritage Todd Creek**

**Attachment A**

**Docket #51252**

County	Parcel #	Schedule #	Current Owner	2008 CBOE	2008 Proposed Value	2008 S&A Value
Adams	157116134020	R0171288	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116134021	R0171289	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134022	R0171290	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134023	R0171291	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134024	R0171292	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134025	R0171293	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134026	R0171294	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134027	R0171295	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134028	R0171296	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116134029	R0171297	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116121005	R0171724	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116121006	R0171725	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116121007	R0171726	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116121008	R0171727	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116121009	R0171728	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116121010	R0171729	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157109419025	R0171730	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116121011	R0171734	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116121012	R0171735	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116121013	R0171736	Lennar Colorado LL	\$ 45,143		\$ 28,004
Adams	157116122010	R0171737	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116122009	R0171738	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116122008	R0171739	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116122003	R0171744	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116122002	R0171745	Lennar Colorado LL	\$ 34,726		\$ 28,004
Adams	157116122001	R0171746	Lennar Colorado LL	\$ 34,726		\$ 28,004
				\$ 7,792,444	\$ 6,028,452	\$ 5,544,792