

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53398
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO, INC., v. Respondent: BOULDER 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.: 146524026040+80

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2009 actual value of the subject property.

3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$3,119,900

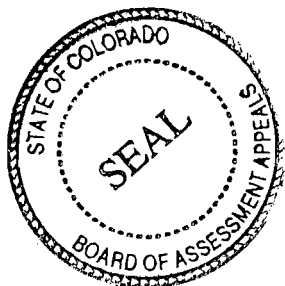
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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



DATED AND MAILED this 19th day of April 2010.

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

DOCKET NUMBER(s): 53398

'10 APR 12 AM 8:44

Account Number(s): See attached list

STIPULATION (As To Tax Year 2009 Actual Value)

PAGE 1 OF 2

Richmond American Homes of Colorado

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

2010 APR 15 2:05

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject properties, 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 follows:

80 vacant residential lots in Canyon Creek Filing 6, Erie, Colorado

ID 116320 is in a different area of Boulder County and was included in the petition erroneously, and the parties agree there shall be no adjustment for this parcel.

2. The subject properties are classified as vacant residential sites.

3. The County Assessor assigned the following actual value to the subject properties for tax year 2009:

Total \$ 3,850,400

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

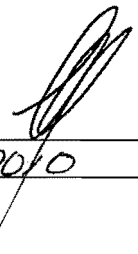
Total \$ 3,850,400

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2009 actual value for the subject properties:

Total \$ 3,119,900

Petitioner's Initials

Date 4/7/2010



Docket Number: 53398

Account Number(s): See attached list

STIPULATION (As To Tax Year 2009 Actual Value)

6. The valuations, as established above, shall be binding only with respect to tax year 2009.

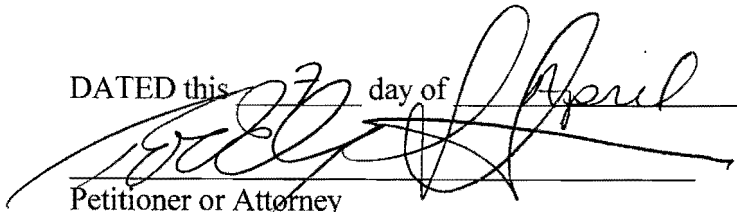
7. Brief narrative as to why the reduction was made:

Review of market value and discounting procedures indicated a need for adjustment of values.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 17, 2010, at 8:30 a.m., be vacated.

9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 27 day of April, 2010.




Petitioner or Attorney

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JERRY ROBERTS
Boulder County Assessor

By: 
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Attachment to Stipulation between Richmond American Homes and Boulder County Bd of Equalization

Line ID # #	Assessor Value	CBOE Value	Stipulated Value	Line ID # #	Assessor Value	CBOE Value	Stipulated Value		
1	507544	\$43,000	\$43,000	38,500	43	507486	\$47,800	\$47,800	\$38,500
2	507543	\$43,000	\$43,000	\$38,500	44	507485	\$47,800	\$47,800	\$38,500
3	507542	\$47,800	\$47,800	\$38,500	45	507484	\$47,800	\$47,800	\$38,500
4	507541	\$47,800	\$47,800	\$38,500	46	507568	\$50,200	\$50,200	\$40,400
5	507540	\$47,800	\$47,800	\$38,500	47	507569	\$50,200	\$50,200	\$40,400
6	507539	\$47,800	\$47,800	\$38,500	48	507545	\$47,800	\$47,800	\$38,500
7	507632	\$50,200	\$50,200	\$40,400	49	507555	\$47,800	\$47,800	\$38,500
8	607631	\$50,200	\$50,200	\$40,400	50	507556	\$50,200	\$50,200	\$40,400
9	507630	\$50,200	\$50,200	\$40,400	51	507565	\$50,200	\$50,200	\$40,400
10	507629	\$50,200	\$50,200	\$40,400	52	507492	\$47,800	\$47,800	\$38,500
11	507628	\$50,200	\$50,200	\$40,400	53	507493	\$47,800	\$47,800	\$38,500
12	507627	\$50,200	\$50,200	\$40,400	54	507494	\$47,800	\$47,800	\$38,500
13	507626	\$50,200	\$50,200	\$40,400	55	507496	\$47,800	\$47,800	\$38,500
14	507625	\$50,200	\$50,200	\$40,400	56	507498	\$47,800	\$47,800	\$38,500
15	507623	\$50,200	\$50,200	\$40,400	57	507499	\$47,800	\$47,800	\$38,500
16	507516	\$47,800	\$47,800	\$38,500	58	507781	\$47,800	\$47,800	\$38,500
17	507515	\$47,800	\$47,800	\$38,500	59	507500	\$47,800	\$47,800	\$38,500
18	507512	\$47,800	\$47,800	\$38,500	60	507501	\$47,800	\$47,800	\$38,500
19	507511	\$47,800	\$47,800	\$38,500	61	507502	\$47,800	\$47,800	\$38,500
20	507597	\$50,200	\$50,200	\$40,400	62	507505	\$47,800	\$47,800	\$38,500
21	507596	\$47,800	\$47,800	\$38,500	63	507506	\$47,800	\$47,800	\$38,500
22	507595	\$47,800	\$47,800	\$38,500	64	507507	\$47,800	\$47,800	\$38,500
23	507594	\$47,800	\$47,800	\$38,500	65	507517	\$47,800	\$47,800	\$38,500
24	507576	\$47,800	\$47,800	\$38,500	66	507518	\$47,800	\$47,800	\$38,500
25	507575	\$47,800	\$47,800	\$38,500	67	507519	\$47,800	\$47,800	\$38,500
26	507574	\$47,800	\$47,800	\$38,500	68	507534	\$47,800	\$47,800	\$38,500
27	507573	\$50,200	\$50,200	\$40,400	69	507535	\$47,800	\$47,800	\$38,500
28	507572	\$50,200	\$50,200	\$40,400	70	507537	\$47,800	\$47,800	\$38,500
29	507571	\$50,200	\$50,200	\$40,400	71	507538	\$47,800	\$47,800	\$38,500
30	507570	\$50,200	\$50,200	\$40,400	72	507552	\$47,800	\$47,800	\$38,500
31	507567	\$50,200	\$50,200	\$40,400	73	507566	\$50,200	\$50,200	\$40,400
32	507483	\$47,800	\$47,800	\$38,500	74	507564	\$50,200	\$50,200	\$40,400
33	507482	\$47,800	\$47,800	\$38,500	75	507536	\$43,000	\$43,000	\$38,500
34	507481	\$47,800	\$47,800	\$38,500	76	507533	\$47,800	\$47,800	\$38,500
35	507478	\$47,800	\$47,800	\$38,500	77	507495	\$47,800	\$47,800	\$38,500
36	507513	\$47,800	\$47,800	\$38,500	78	507509	\$47,800	\$47,800	\$38,500
37	507514	\$47,800	\$47,800	\$38,500	79	507510	\$47,800	\$47,800	\$38,500
38	507491	\$47,800	\$47,800	\$38,500	80	507508	\$47,800	\$47,800	\$38,500
39	507490	\$43,000	\$43,000	\$38,500					
40	507489	\$43,000	\$43,000	\$38,500					
41	507488	\$47,800	\$47,800	\$38,500					
42	507487	\$47,800	\$47,800	\$38,500					
					Totals	\$3,850,400	\$3,850,400	\$3,119,900	