

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53414
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 and Withdrawal, which have been approved by the Board of Assessment Appeals. A copy of the Stipulation and Withdrawal are attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property included in this stipulation is described as follows:

Schedule No.: **R0146852+50 - Reference Attached Stipulation**

Category: **Valuation** Property Type: **Vacant**

Subject property withdrawn is described as follows:

Schedule No.: **R0149184**

Category: **Valuation** Property Type: **Vacant**
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: \$1,579,113.00

(Reference Attached Stipulation and Withdrawal)

4. The Board concurs with the attached Stipulation.

ORDER:

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

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

DATED and MAILED this 8th day of May, 2012.

BOARD OF ASSESSMENT APPEALS

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Diane M. Devries

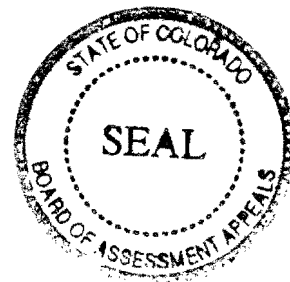
Diane M. Devries

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



Jode Helfer - Docket # 53414

From: Monica Shank <monicas@stevensandassoc.com>
To: Jode Helfer <Jode.Helfer@state.co.us>
Date: Tuesday, April 17, 2012 12:02 PM
Subject: Docket # 53414

Good Afternoon,

After further consideration we have decided to withdraw parcel # R0149184, from our appeal for the above referenced State Board of Assessment Appeals case.
Please feel free to contact me with any questions.

Thank you,
Monica Shank
Senior Real Estate Assistant

Stevens & Associates Inc.
9800 MT Pyramid Ct. Suite 220
Englewood, CO 80112
303-347-1878 (P)
303-347-9242 (F)

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: 53414 Multiple County Schedule Numbers: (As set forth in Attachment A)
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO, INC.	
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 2009 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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 2009.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2009 actual values of the subject properties, as shown on Attachment A.

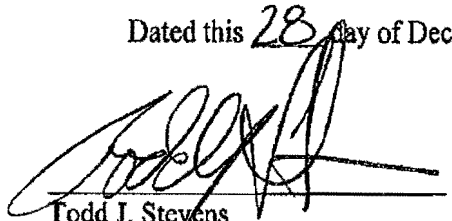
Total 2009 Proposed Value: \$1,579,113
(Referenced in Attachment A)

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2009.

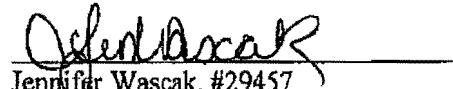
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 7, 2010 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ___ (check if appropriate).

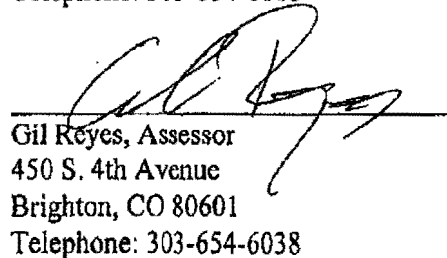
Dated this 28 day of December, 2010.



Todd J. Stevens
Stevens & Associates, Inc.
9800 Mt. Pyramid Court, Suite 220
Englewood, CO 80110
Telephone: 303-347-1878



Jennifer Wascak, #29457
Deputy County Attorney for Respondent
450 S. 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6116



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

Docket Number: 53414

Richmond American Homes - The Villages At Riverdale
Exhibit A
Docket No. 53414

<u>County</u>	<u>Schedule #</u>	<u>2009 S&A Value</u>	<u>CBOE NOD</u>	<u>2009 Stipulated Values</u>
Adams	R0146852	\$8,781	\$34,963	\$30,963
Adams	R0146853	\$8,781	\$34,963	\$30,963
Adams	R0146854	\$8,781	\$34,963	\$30,963
Adams	R0146855	\$8,781	\$34,963	\$30,963
Adams	R0146856	\$8,781	\$34,963	\$30,963
Adams	R0146857	\$8,781	\$34,963	\$30,963
Adams	R0146900	\$8,781	\$34,963	\$30,963
Adams	R0146901	\$8,781	\$34,963	\$30,963
Adams	R0146902	\$8,781	\$34,963	\$30,963
Adams	R0146903	\$8,781	\$34,963	\$30,963
Adams	R0146904	\$8,781	\$34,963	\$30,963
Adams	R0146905	\$8,781	\$34,963	\$30,963
Adams	R0146906	\$8,781	\$34,963	\$30,963
Adams	R0146907	\$8,781	\$34,963	\$30,963
Adams	R0146917	\$8,781	\$34,963	\$30,963
Adams	R0146918	\$8,781	\$34,963	\$30,963
Adams	R0146919	\$8,781	\$34,963	\$30,963
Adams	R0146922	\$8,781	\$34,963	\$30,963
Adams	R0146923	\$8,781	\$34,963	\$30,963
Adams	R0146928	\$8,781	\$34,963	\$30,963
Adams	R0146929	\$8,781	\$34,963	\$30,963
Adams	R0146949	\$8,781	\$34,963	\$30,963
Adams	R0146950	\$8,781	\$34,963	\$30,963
Adams	R0146951	\$8,781	\$34,963	\$30,963
Adams	R0146952	\$8,781	\$34,963	\$30,963
Adams	R0146955	\$8,781	\$34,963	\$30,963
Adams	R0146956	\$8,781	\$34,963	\$30,963
Adams	R0146957	\$8,781	\$34,963	\$30,963
Adams	R0146958	\$8,781	\$34,963	\$30,963
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Adams	R0146962	\$8,781	\$34,963	\$30,963
Adams	R0146965	\$8,781	\$34,963	\$30,963
Adams	R0146968	\$8,781	\$34,963	\$30,963
Adams	R0146974	\$8,781	\$34,963	\$30,963
Adams	R0146980	\$8,781	\$34,963	\$30,963
Adams	R0146983	\$8,781	\$34,963	\$30,963
Adams	R0146984	\$8,781	\$34,963	\$30,963
Adams	R0146986	\$8,781	\$34,963	\$30,963
Adams	R0146987	\$8,781	\$34,963	\$30,963
Adams	R0146988	\$8,781	\$34,963	\$30,963
Adams	R0146989	\$8,781	\$34,963	\$30,963
Adams	R0146990	\$8,781	\$34,963	\$30,963
Adams	R0146992	\$8,781	\$34,963	\$30,963

Adams	R0146995	\$8,781	\$34,963	\$30,963
Adams	R0146997	\$8,781	\$34,963	\$30,963
Adams	R0146999	\$8,781	\$34,963	\$30,963
Adams	R0147000	\$8,781	\$34,963	\$30,963
Adams	R0146898	\$8,781	\$34,963	\$30,963
Adams	R0146996	\$8,781	\$34,963	\$30,963
Totals:		\$447,828	\$1,783,113	\$1,579,113