

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 53415</b>
Petitioner: <b>RICHMOND AMERICAN HOMES OF COLORADO, INC.,</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.: R0149874+61**

**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:            \$1,585,650**

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

**DATED AND MAILED** this 6th day of January 2011.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

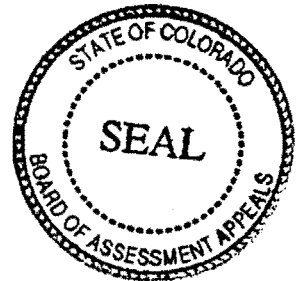
*Debra A. Baumbach*

Debra A. Baumbach

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

*CM*

Cara McKeller



2011 JAN -5 PM 1:05

<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	
<b>Petitioner:</b> RICHMOND AMERICAN HOMES OF COLORADO, INC.	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	<b>▲ COURT USE ONLY ▲</b>
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	Docket Number: 53415 Multiple County Schedule Numbers: (As set forth in Attachment A)
<b>STIPULATION (As to Tax Year 2009 Actual Value)</b>	

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.

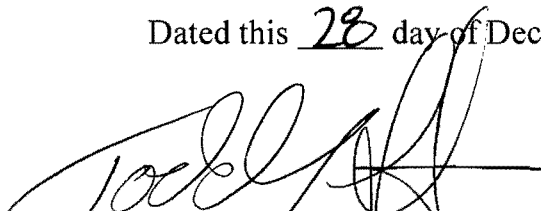
**Total 2009 Proposed Value: \$1,585,650**  
**(Referenced in Attachment A)**


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  
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Telephone: 303-347-1878

  
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Jennifer Wascak, #29457  
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Telephone: 303-654-6116

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

Docket Number: 53415

**Richmond American Homes - The Villages At Buffalo Run**  
**Exhibit A**  
**Docket No. 53415**

<u>County</u>	<u>Schedule #</u>	<u>2009 S&amp;A Value</u>	<u>CBOE NOD</u>	<u>2009 Stipulated Values</u>
Adams	R0149874	\$8,781	\$29,575	\$25,575
Adams	R0149875	\$8,781	\$29,575	\$25,575
Adams	R0149876	\$8,781	\$29,575	\$25,575
Adams	R0149877	\$8,781	\$29,575	\$25,575
Adams	R0149887	\$8,781	\$29,575	\$25,575
Adams	R0149888	\$8,781	\$29,575	\$25,575
Adams	R0149981	\$8,781	\$29,575	\$25,575
Adams	R0149983	\$8,781	\$29,575	\$25,575
Adams	R0149984	\$8,781	\$29,575	\$25,575
Adams	R0149986	\$8,781	\$29,575	\$25,575
Adams	R0149988	\$8,781	\$29,575	\$25,575
Adams	R0149989	\$8,781	\$29,575	\$25,575
Adams	R0149990	\$8,781	\$29,575	\$25,575
Adams	R0149993	\$8,781	\$29,575	\$25,575
Adams	R0149994	\$8,781	\$29,575	\$25,575
Adams	R0149995	\$8,781	\$29,575	\$25,575
Adams	R0149997	\$8,781	\$29,575	\$25,575
Adams	R0149999	\$8,781	\$29,575	\$25,575
Adams	R0150000	\$8,781	\$29,575	\$25,575
Adams	R0150001	\$8,781	\$29,575	\$25,575
Adams	R0150002	\$8,781	\$29,575	\$25,575
Adams	R0150004	\$8,781	\$29,575	\$25,575
Adams	R0150005	\$8,781	\$29,575	\$25,575
Adams	R0150006	\$8,781	\$29,575	\$25,575
Adams	R0150007	\$8,781	\$29,575	\$25,575
Adams	R0150008	\$8,781	\$29,575	\$25,575
Adams	R0150010	\$8,781	\$29,575	\$25,575
Adams	R0150011	\$8,781	\$29,575	\$25,575
Adams	R0150012	\$8,781	\$29,575	\$25,575
Adams	R0150013	\$8,781	\$29,575	\$25,575
Adams	R0150014	\$8,781	\$29,575	\$25,575
Adams	R0150015	\$8,781	\$29,575	\$25,575
Adams	R0150016	\$8,781	\$29,575	\$25,575
Adams	R0150017	\$8,781	\$29,575	\$25,575
Adams	R0150019	\$8,781	\$29,575	\$25,575
Adams	R0150021	\$8,781	\$29,575	\$25,575
Adams	R0150022	\$8,781	\$29,575	\$25,575
Adams	R0150023	\$8,781	\$29,575	\$25,575
Adams	R0150024	\$8,781	\$29,575	\$25,575
Adams	R0150026	\$8,781	\$29,575	\$25,575
Adams	R0150027	\$8,781	\$29,575	\$25,575
Adams	R0150028	\$8,781	\$29,575	\$25,575
Adams	R0150029	\$8,781	\$29,575	\$25,575
Adams	R0150030	\$8,781	\$29,575	\$25,575
Adams	R0150031	\$8,781	\$29,575	\$25,575

Adams	R0150032	\$8,781	\$29,575	\$25,575
Adams	R0150033	\$8,781	\$29,575	\$25,575
Adams	R0150034	\$8,781	\$29,575	\$25,575
Adams	R0150035	\$8,781	\$29,575	\$25,575
Adams	R0150042	\$8,781	\$29,575	\$25,575
Adams	R0150049	\$8,781	\$29,575	\$25,575
Adams	R0150052	\$8,781	\$29,575	\$25,575
Adams	R0150058	\$8,781	\$29,575	\$25,575
Adams	R0150062	\$8,781	\$29,575	\$25,575
Adams	R0150063	\$8,781	\$29,575	\$25,575
Adams	R0150064	\$8,781	\$29,575	\$25,575
Adams	R0150065	\$8,781	\$29,575	\$25,575
Adams	R0150066	\$8,781	\$29,575	\$25,575
Adams	R0150067	\$8,781	\$29,575	\$25,575
Adams	R0150068	\$8,781	\$29,575	\$25,575
Adams	R0150069	\$8,781	\$29,575	\$25,575
Adams	R0150070	\$8,781	\$29,575	\$25,575
<b>Totals</b>		\$544,418	\$1,833,650	\$1,585,650