

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 53416</b></p>
<p>Petitioner: <b>RICHMOND AMERICAN HOMES OF COLORADO, INC.,</b></p> <p>v.</p> <p>Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R0148862+88**

**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:            \$2,069,695**

(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 27th day of June 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

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

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

\_\_\_\_\_  
Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 53416 Multiple County Schedule Numbers: (As set forth in Attachment A)
<b>Petitioner:</b> RICHMOND AMERICAN HOMES OF COLORADO, INC.	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
<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.

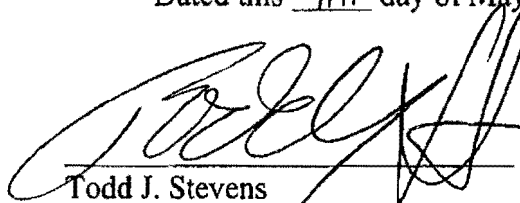
**Total 2009 Proposed Value: \$2,069,695**  
**(Referenced in Attachment A)**

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

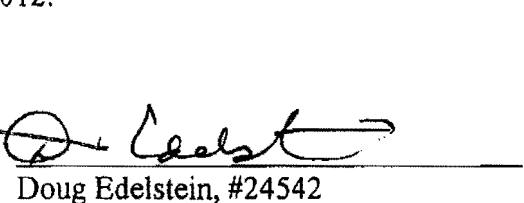
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the show cause hearing scheduled before the Board of Assessment Appeals on May 8, 2012 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

Dated this 9<sup>TH</sup> day of May, 2012.



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Docket Number: 53416

**Richmond American Homes - Fronterra Village**  
**Docket No. 53416**  
**Exhibit A**

<u>County</u>	<u>Schedule #</u>	<u>2009 S&amp;A Value</u>	<u>CBOE NOD</u>	<u>2009 Stipulated Values</u>
Adams	R0148862	\$8,781	\$27,255	\$23,255
Adams	R0148863	\$8,781	\$27,255	\$23,255
Adams	R0148865	\$8,781	\$27,255	\$23,255
Adams	R0148867	\$8,781	\$27,255	\$23,255
Adams	R0148950	\$8,781	\$27,255	\$23,255
Adams	R0148951	\$8,781	\$27,255	\$23,255
Adams	R0148952	\$8,781	\$27,255	\$23,255
Adams	R0148953	\$8,781	\$27,255	\$23,255
Adams	R0148954	\$8,781	\$27,255	\$23,255
Adams	R0148955	\$8,781	\$27,255	\$23,255
Adams	R0148956	\$8,781	\$27,255	\$23,255
Adams	R0148958	\$8,781	\$27,255	\$23,255
Adams	R0148959	\$8,781	\$27,255	\$23,255
Adams	R0148960	\$8,781	\$27,255	\$23,255
Adams	R0148961	\$8,781	\$27,255	\$23,255
Adams	R0148962	\$8,781	\$27,255	\$23,255
Adams	R0148963	\$8,781	\$27,255	\$23,255
Adams	R0148965	\$8,781	\$27,255	\$23,255
Adams	R0148966	\$8,781	\$27,255	\$23,255
Adams	R0148967	\$8,781	\$27,255	\$23,255
Adams	R0148968	\$8,781	\$27,255	\$23,255
Adams	R0148969	\$8,781	\$27,255	\$23,255
Adams	R0149035	\$8,781	\$27,255	\$23,255
Adams	R0149036	\$8,781	\$27,255	\$23,255
Adams	R0149037	\$8,781	\$27,255	\$23,255
Adams	R0149038	\$8,781	\$27,255	\$23,255
Adams	R0149039	\$8,781	\$27,255	\$23,255
Adams	R0149040	\$8,781	\$27,255	\$23,255
Adams	R0149042	\$8,781	\$27,255	\$23,255
Adams	R0149048	\$8,781	\$27,255	\$23,255
Adams	R0149050	\$8,781	\$27,255	\$23,255
Adams	R0149051	\$8,781	\$27,255	\$23,255
Adams	R0149052	\$8,781	\$27,255	\$23,255
Adams	R0149053	\$8,781	\$27,255	\$23,255
Adams	R0149054	\$8,781	\$27,255	\$23,255
Adams	R0149055	\$8,781	\$27,255	\$23,255
Adams	R0149056	\$8,781	\$27,255	\$23,255
Adams	R0149057	\$8,781	\$27,255	\$23,255
Adams	R0149058	\$8,781	\$27,255	\$23,255
Adams	R0149059	\$8,781	\$27,255	\$23,255
Adams	R0149060	\$8,781	\$27,255	\$23,255
Adams	R0149061	\$8,781	\$27,255	\$23,255
Adams	R0149062	\$8,781	\$27,255	\$23,255

Adams	R0149063	\$8,781	\$27,255	\$23,255
Adams	R0149064	\$8,781	\$27,255	\$23,255
Adams	R0149065	\$8,781	\$27,255	\$23,255
Adams	R0149066	\$8,781	\$27,255	\$23,255
Adams	R0149176	\$8,781	\$27,255	\$23,255
Adams	R0149178	\$8,781	\$27,255	\$23,255
Adams	R0149180	\$8,781	\$27,255	\$23,255
Adams	R0149181	\$8,781	\$27,255	\$23,255
Adams	R0149182	\$8,781	\$27,255	\$23,255
Adams	R0149469	\$8,781	\$27,255	\$23,255
Adams	R0149470	\$8,781	\$27,255	\$23,255
Adams	R0149471	\$8,781	\$27,255	\$23,255
Adams	R0149473	\$8,781	\$27,255	\$23,255
Adams	R0149474	\$8,781	\$27,255	\$23,255
Adams	R0149475	\$8,781	\$27,255	\$23,255
Adams	R0149476	\$8,781	\$27,255	\$23,255
Adams	R0149477	\$8,781	\$27,255	\$23,255
Adams	R0149478	\$8,781	\$27,255	\$23,255
Adams	R0149659	\$8,781	\$27,255	\$23,255
Adams	R0149660	\$8,781	\$27,255	\$23,255
Adams	R0149661	\$8,781	\$27,255	\$23,255
Adams	R0149662	\$8,781	\$27,255	\$23,255
Adams	R0149663	\$8,781	\$27,255	\$23,255
Adams	R0149664	\$8,781	\$27,255	\$23,255
Adams	R0149665	\$8,781	\$27,255	\$23,255
Adams	R0149668	\$8,781	\$27,255	\$23,255
Adams	R0149691	\$8,781	\$27,255	\$23,255
Adams	R0149695	\$8,781	\$27,255	\$23,255
Adams	R0149699	\$8,781	\$27,255	\$23,255
Adams	R0149703	\$8,781	\$27,255	\$23,255
Adams	R0149705	\$8,781	\$27,255	\$23,255
Adams	R0149708	\$8,781	\$27,255	\$23,255
Adams	R0149709	\$8,781	\$27,255	\$23,255
Adams	R0149713	\$8,781	\$27,255	\$23,255
Adams	R0149780	\$8,781	\$27,255	\$23,255
Adams	R0149786	\$8,781	\$27,255	\$23,255
Adams	R0149790	\$8,781	\$27,255	\$23,255
Adams	R0149803	\$8,781	\$27,255	\$23,255
Adams	R0149804	\$8,781	\$27,255	\$23,255
Adams	R0150084	\$8,781	\$27,255	\$23,255
Adams	R0150109	\$8,781	\$27,255	\$23,255
Adams	R0150115	\$8,781	\$27,255	\$23,255
Adams	R0150133	\$8,781	\$27,255	\$23,255
Adams	R0150135	\$8,781	\$27,255	\$23,255
Adams	R0150146	\$8,781	\$27,255	\$23,255
Adams	R0150148	\$8,781	\$27,255	\$23,255
<b>Totals</b>		<b>\$772,723</b>	<b>\$2,425,695</b>	<b>\$2,069,695</b>