

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57149
Petitioner: LENNAR COLORADO LLC, v. Respondent: ARAPAHOE 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.: 2071-20-1-05-008+156

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$2,547,560

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 10th day of January 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

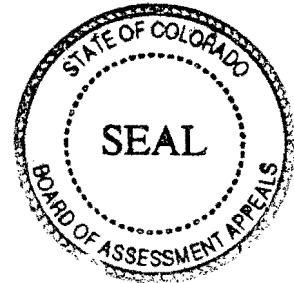
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CW

Cara McKeller



STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO
 DOCKET NUMBER 57149

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STIPULATION (As To Tax Year 2010 Actual Value)

LENNAR COLORADO LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

2011 DEC - 5 PM 2:39

ARAPAHOE COUNTY
ASSESSOR

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2010 valuation of the subject properties and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as VACANT LAND and described as follows: Beacon Point Subdivision Vacant Land, County Schedule Number(s): See table below:

A brief narrative as to why the reduction was made: Analyzed market information and developers' discount.

The parties have agreed that the 2010 actual value of the subject property should be reduced as follows:

PARCEL NUMBER (VACANT LAND)	ORIGINAL VALUE	NEW VALUE (2010)
2071-20-1-05-008	\$16,800	\$15,130
2071-20-1-05-009	16,800	15,130
2071-20-1-05-010	16,800	15,130
2071-20-1-05-011	16,800	15,130-
2071-20-1-05-012	16,800	15,130
2071-20-1-05-013	16,800	15,130
2071-20-1-05-014	16,800	15,130
2071-20-1-06-003	16,800	15,130
2071-20-1-06-004	16,800	15,130-
2071-20-1-06-005	16,800	15,130
2071-20-1-06-006	16,800	15,130
2071-20-1-06-007	16,800	15,130
2071-20-1-06-008	16,800	15,130
2071-20-1-06-009	16,800	15,130-
2071-20-1-06-010	16,800	15,130
2071-20-1-06-011	16,800	15,130
2071-20-1-06-012	16,800	15,130
2071-20-1-06-013	16,800	15,130
2071-20-1-06-014	16,800	15,130-
2071-20-1-07-003	16,800	15,130
2071-20-1-07-004	16,800	15,130
2071-20-1-07-005	16,800	15,130
2071-20-1-07-006	16,800	15,130

PARCEL NUMBER (VACANT LAND)	ORIGINAL VALUE	NEW VALUE (2010)
2071-20-1-07-007	16,800	15,130
2071-20-1-07-008	16,800	15,130
2071-20-1-07-009	16,800	15,130
2071-20-1-10-001	21,600	15,130
2071-20-1-10-002	21,600	15,130
2071-20-1-10-003	21,600	15,130
2071-20-1-10-004	21,600	15,130
2071-20-1-10-005	21,600	15,130
2071-21-2-01-004	43,200	18,260
2071-21-2-01-005	43,200	18,260
2071-21-2-01-006	43,200	18,260
2071-21-2-01-008	43,200	18,260
2071-21-2-01-009	43,200	18,260
2071-21-2-01-010	43,200	18,260
2071-21-2-01-011	43,200	18,260
2071-21-2-01-012	43,200	18,260
2071-21-2-01-013	43,200	18,260
2071-21-2-01-015	43,200	18,260
2071-21-2-01-016	43,200	18,260
2071-21-2-01-017	43,200	18,260
2071-21-2-01-018	43,200	18,260
2071-21-2-03-003	21,600	15,130
2071-21-2-03-004	21,600	15,130
2071-21-2-03-005	21,600	15,130
2071-21-2-03-006	21,600	15,130
2071-21-2-04-007	21,600	18,260
2071-21-2-04-008	21,600	18,260
2071-21-2-04-009	21,600	18,260
2071-21-2-04-010	21,600	18,260
2071-21-2-04-011	21,600	18,260
2071-21-3-05-003	21,600	15,130
2071-21-3-05-004	21,600	15,130
2071-21-3-05-005	21,600	15,130
2071-20-1-10-006	21,600	15,130
2071-20-1-10-007	21,600	15,130
2071-20-1-11-001	21,600	15,130
2071-20-1-11-002	21,600	15,130
2071-20-1-11-003	21,600	18,260
2071-20-1-11-004	43,200	18,260
2071-20-1-11-005	43,200	18,260
2071-20-1-11-006	43,200	18,260
2071-20-1-11-007	43,200	18,260
2071-20-1-11-008	43,200	18,260
2071-20-1-11-009	43,200	18,260
2071-20-1-12-001	21,600	15,130
2071-20-1-12-002	21,600	18,260
2071-20-1-12-003	21,600	18,260
2071-20-1-12-004	21,600	18,260
2071-20-1-12-005	21,600	18,260
2071-20-1-12-006	21,600	18,260
2071-20-1-12-007	21,600	18,260
2071-20-1-12-008	21,600	18,260
2071-20-1-12-009	21,600	18,260
2071-20-1-12-010	21,600	18,260


PARCEL NUMBER (VACANT LAND)	ORIGINAL VALUE	NEW VALUE (2010)
2071-20-1-13-001	21,600	15,130
2071-20-1-13-002	21,600	15,130
2071-20-1-13-009	21,600	15,130
2071-20-1-13-010	21,600	15,130
2071-20-1-14-001	21,600	18,260
2071-20-1-14-002	21,600	18,260
2071-20-1-14-003	21,600	18,260
2071-20-1-14-004	21,600	18,260
2071-20-1-14-005	21,600	18,260
2071-20-1-14-006	21,600	18,260
2071-20-1-14-007	21,600	18,260
2071-20-1-14-008	21,600	18,260
2071-20-1-14-009	21,600	18,260
2071-20-1-14-010	21,600	18,260
2071-20-1-14-011	21,600	18,260
2071-20-1-14-012	21,600	18,260
2071-20-1-14-013	21,600	18,260
2071-20-1-14-014	21,600	18,260
2071-20-1-14-015	43,200	18,260
2071-20-1-14-016	43,200	18,260
2071-20-1-14-017	43,200	18,260
2071-20-1-15-001	43,200	18,260
2071-20-1-15-002	43,200	18,260
2071-20-1-15-003	43,200	18,260
2071-20-1-15-004	43,200	18,260
2071-20-1-16-001	21,600	15,130
2071-20-1-16-002	21,600	15,130
2071-20-1-16-003	21,600	15,130
2071-20-1-16-004	21,600	15,130
2071-20-1-16-005	21,600	15,130
2071-20-1-16-006	21,600	15,130
2071-20-1-16-007	21,600	15,130
2071-20-1-16-008	21,600	15,130
2071-20-1-16-009	21,600	15,130
2071-20-1-16-010	21,600	15,130
2071-20-1-16-011	21,600	15,130
2071-20-1-16-012	21,600	15,130
2071-20-1-16-013	21,600	15,130
2071-20-1-16-014	21,600	15,130
2071-20-1-16-015	21,600	15,130
2071-20-1-16-016	21,600	15,130
2071-20-1-16-017	21,600	15,130
2071-20-1-16-018	21,600	15,130
2071-20-1-16-019	21,600	15,130
2071-20-1-16-020	21,600	15,130
2071-20-1-16-021	21,600	15,130
2071-20-1-16-022	21,600	15,130
2071-20-1-16-023	21,600	15,130
2071-20-1-16-024	21,600	15,130
2071-20-1-16-025	21,600	15,130
2071-20-1-17-001	21,600	15,130
2071-20-1-17-002	21,600	15,130
2071-20-1-17-003	21,600	15,130
2071-20-1-17-004	21,600	15,130

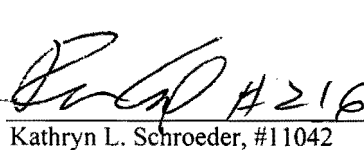
PARCEL NUMBER (VACANT LAND)	ORIGINAL VALUE	NEW VALUE (2010)
2071-20-1-17-005	21,600	15,130
2071-20-1-17-006	21,600	15,130
2071-20-1-17-007	21,600	15,130
2071-20-1-17-008	21,600	15,130
2071-20-1-17-009	21,600	15,130
2071-20-1-17-010	21,600	15,130
2071-20-1-17-011	21,600	15,130
2071-20-1-17-012	21,600	15,130
2071-20-1-17-013	21,600	15,130
2071-20-1-17-014	21,600	15,130
2071-20-1-17-015	21,600	15,130
2071-20-1-17-016	21,600	15,130
2071-20-1-17-017	21,600	15,130
2071-20-1-17-018	21,600	15,130
2071-20-1-17-019	21,600	15,130
2071-20-1-17-020	21,600	15,130
2071-20-1-17-021	21,600	15,130
2071-20-1-17-022	21,600	15,130
2071-20-1-17-023	21,600	15,130
2071-20-1-17-024	21,600	15,130
2071-20-1-17-025	21,600	15,130
2071-20-1-17-026	21,600	15,130
2071-20-4-19-006	16,800	15,130
2071-20-4-19-007	16,800	15,130
2071-20-4-19-008	16,800	15,130
2071-20-4-19-009	16,800	15,130
TOTAL	\$3,808,800	\$2,547,560

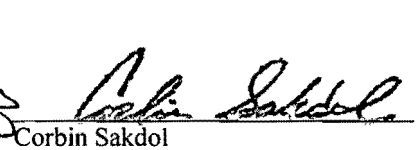
The valuation, as established above, shall be binding only with respect to the tax year 2010.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 30 day of November 2011.


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 Corbin Sakdol
 Arapahoe County Assessor
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