

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: <b>61653</b>
Petitioner:  <b>LENNAR COLORADO LLC</b> v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION</b>	
<b>AMENDMENT TO ORDER (On Stipulation)</b>	

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its July 12, 2013 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$ 2,635,119 In all other respects, the July 12, 2013 Order shall remain in full force and effect.

**DATED/MAILED** this 18th day of July, 2013.

**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.

*Cara McKeller*

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

*Debra A. Baumbach*

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



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61653</b>
Petitioner: <b>LENNAR COLORADO LLC,</b>  v.  Respondent: <b>DOUGLAS 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.: R0465925+47**  
     **Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:  
     **Total Value:            \$2,365,119**  
     (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2012 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 12th day of July 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

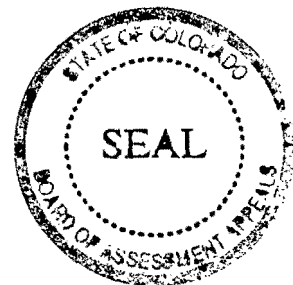
\_\_\_\_\_  
Diane M. DeVries

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

*CMK*  
\_\_\_\_\_  
Cara McKeller



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**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**LENNAR COLORADO LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

Docket Number: 61653

Schedule Nos.:  
R0465925 +47

Attorneys for Respondent:

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Senior Assistant County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
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Castle Rock, Colorado 80104  
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**STIPULATION (As to Tax Year 2012 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2012 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The 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 the Attachment to this Stipulation.
2. The subject properties are classified as Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2012.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2012 actual values of the subject properties, as also shown on Attachment A.

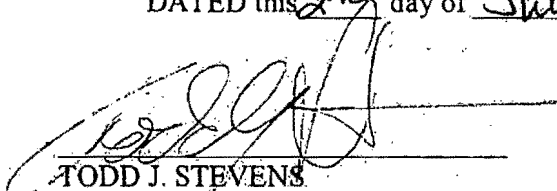
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2012.

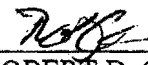
7. Brief Narrative as to why the reductions were made:

Further review of market sales information on comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 8, 2013 at 8:30 a.m. be vacated.

DATED this 2nd day of July, 2013.

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates Inc.  
9635 Maroon Circle, Suite 450  
Englewood, CO 80112  
303-347-1878

  
ROBERT D. CLARK, #8103  
Senior Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 61653

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0465925	\$ 69,768	\$ 69,768	\$ 53,352
R0465926	\$ 69,768	\$ 69,768	\$ 53,352
R0465984	\$ 69,768	\$ 69,768	\$ 53,352
R0465985	\$ 69,768	\$ 69,768	\$ 53,352
R0465989	\$ 69,768	\$ 69,768	\$ 53,352
R0465990	\$ 69,768	\$ 69,768	\$ 53,352
R0465991	\$ 69,768	\$ 69,768	\$ 53,352
R0465992	\$ 69,768	\$ 69,768	\$ 53,352
R0465927	\$ 60,668	\$ 60,668	\$ 46,393
R0465928	\$ 60,668	\$ 60,668	\$ 46,393
R0465929	\$ 60,668	\$ 60,668	\$ 46,393
R0465952	\$ 60,668	\$ 60,668	\$ 46,393
R0465953	\$ 60,668	\$ 60,668	\$ 46,393
R0465954	\$ 60,668	\$ 60,668	\$ 46,393
R0465963	\$ 60,668	\$ 60,668	\$ 46,393
R0465964	\$ 60,668	\$ 60,668	\$ 46,393
R0465965	\$ 60,668	\$ 60,668	\$ 46,393
R0465974	\$ 60,668	\$ 60,668	\$ 46,393
R0465975	\$ 60,668	\$ 60,668	\$ 46,393
R0465976	\$ 60,668	\$ 60,668	\$ 46,393
R0465977	\$ 60,668	\$ 60,668	\$ 46,393
R0465982	\$ 60,668	\$ 60,668	\$ 46,393
R0465983	\$ 60,668	\$ 60,668	\$ 46,393
R0466021	\$ 60,668	\$ 60,668	\$ 46,393
R0466022	\$ 60,668	\$ 60,668	\$ 46,393
R0466023	\$ 60,668	\$ 60,668	\$ 46,393
R0466024	\$ 60,668	\$ 60,668	\$ 46,393
R0466025	\$ 60,668	\$ 60,668	\$ 46,393
R0466026	\$ 60,668	\$ 60,668	\$ 46,393
R0465935	\$ 84,935	\$ 84,935	\$ 64,950
R0465936	\$ 84,935	\$ 84,935	\$ 64,950
R0465937	\$ 84,935	\$ 84,935	\$ 64,950
R0465938	\$ 84,935	\$ 84,935	\$ 64,950
R0465939	\$ 84,935	\$ 84,935	\$ 64,950
R0465940	\$ 84,935	\$ 84,935	\$ 64,950
R0465966	\$ 84,935	\$ 84,935	\$ 64,950
R0465967	\$ 84,935	\$ 84,935	\$ 64,950
R0465968	\$ 84,935	\$ 84,935	\$ 64,950
R0465969	\$ 84,935	\$ 84,935	\$ 64,950
R0465970	\$ 84,935	\$ 84,935	\$ 64,950

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0465971	\$ 84,935	\$ 84,935	\$ 64,950
R0465972	\$ 84,935	\$ 84,935	\$ 64,950
R0465973	\$ 84,935	\$ 84,935	\$ 64,950
R0466043	\$ 84,935	\$ 84,935	\$ 64,950
R0466053	\$ 84,935	\$ 84,935	\$ 64,950
R0466054	\$ 84,935	\$ 84,935	\$ 64,950
R0466055	\$ 84,935	\$ 84,935	\$ 64,950
R0466056	\$ 84,935	\$ 84,935	\$ 64,950
Totals	\$ 3,445,937	\$ 3,445,937	\$ 2,635,119