

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63408</b>
Petitioner: <b>LENNAR COLORADO LLC,</b>  v. Respondent: <b>ELBERT 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.: R116883+57**  
  
**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,610,022**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 21st day of March 2014.

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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Docket Number: 63408

Single County Schedule Number: Various Parcels Exhibit A

STIPULATION (As to Tax Year 2013 Actual Value)

Lennar Colorado LLC

Petitioner,

vs.

Elbert COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:  
Vacant land Various Parcels 116883-117141 as set forth on  
County Schedule Numbers on the Attachments to this stipulation

2. The subject property is classified as Vacant Land (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013:

Land	\$	<u>3,431,587.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>3,431,587.00</u>

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$	<u>3,431,587.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>3,431,587.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Land	\$	<u>1,610,022.00</u>
Improvements	\$	<u>                  .00</u>
Total	\$	<u>1,610,022.00</u>

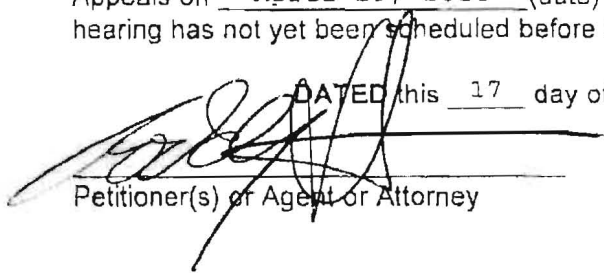
6. The valuation, as established above, shall be binding only with respect to tax year 2013.

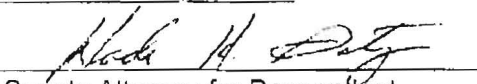
7. Brief narrative as to why the reduction was made:  
Change in absorption rate

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 29, 2014 (date) at 8:30AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 17 day of March, 2014.

  
\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

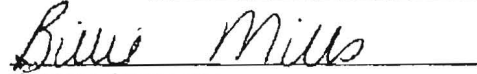
  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address:  
Lennar Colorado LLC  
99781 S Meridian Blvd, Ste 10  
Englewood, CO 80112

Telephone: 303-347-1878

Address:  
Wade Gateley, County Atty  
215 Comanche Street  
PO Box 7  
Kiowa, CO 80117

Telephone: \_\_\_\_\_

  
\_\_\_\_\_  
County Assessor

Address:  
Billie Mills, Assessor  
221 Comanche St, POB 26  
Kiowa, CO 80117

Telephone: 303-621-3101

Docket Number 63408

## Lennar-Elkhorn Ranch

## Exhibit A

County	Parcel Number	Account Number	2013 Actual	S & A Value	Assessor NOD	CBOE NOD	BAA STIPULATED VALUE
Elbert	6501202006	R116883	\$ 76,624	\$ 24,207	\$ 76,624	\$ 76,624	\$27,759
Elbert	6501202002	R116884	\$ 76,624	\$ 24,207	\$ 76,624	\$ 76,624	\$27,759
Elbert	6501201022	R116887	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6501201030	R116895	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6501301164	R116911	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6501202005	R116922	\$ 76,624	\$ 24,207	\$ 76,624	\$ 76,624	\$27,759
Elbert	6501201156	R116923	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6501201154	R116934	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301190	R116936	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6501201258	R116937	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301070	R116938	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301071	R116940	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301073	R116944	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301074	R116946	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301075	R116948	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301076	R116950	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301077	R116952	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301078	R116954	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301127	R116959	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301128	R116960	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301129	R116961	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301130	R116965	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6406301131	R116966	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6512301054	R116998	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6501401236	R116999	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6512301055	R117000	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6501401235	R117001	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6501401230	R117008	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6512101175	R117040	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6512401064	R117044	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6512401123	R117047	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759
Elbert	6501101151	R117053	\$ 58,213	\$ 24,207	\$ 58,213	\$ 58,213	\$27,759

Elbert	6501101016 R117055	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406201015 R117056	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406201012 R117059	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406201011 R117060	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406201009 R117063	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101008 R117064	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101093 R117065	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406201094 R117066	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101142 R117067	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101007 R117068	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101006 R117069	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101005 R117070	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101004 R117071	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101003 R117072	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101140 R117080	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101141 R117081	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101092 R117082	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101091 R117083	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101204 R117105	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406101143 R117106	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406201144 R117107	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406201145 R117108	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6406201096 R117120	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6512401066 R117139	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6512401124 R117140	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
Elbert	6512401065 R117141	\$	58,213	\$	24,207	\$	58,213	\$	58,213	\$27,759
58 Lots		\$	3,431,587	\$	1,404,006	\$	3,431,587	\$	3,431,587	\$1,610,022