

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63438
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO, INC., v. Respondent: ADAMS 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.: R0148950+51

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: \$1,102,400
 (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 Adams County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 28th day of February 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

CM



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2014 FEB 25 AM 9:23
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO, INC. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
Nathan J. Lucero, #33908 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	<hr/> Docket Number: 63438 Multiple County Account Numbers: (As set forth in the Attachments)
STIPULATION (As to Tax Year 2013 Actual Value)	

Petitioner 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 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 Attachments to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. The Attachments reflect the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2013.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2013 actual values of the subject properties, as shown on the Attachments.

Total 2013 Proposed Value: \$1,102,400
(Referenced in the Attachments)

5. The valuations, as established on the Attachments, shall be binding with respect to only tax year 2013.


6. Brief narrative as to why the reductions were made: the subject parcels sold in 2012 for the assigned values. Also, other sales in the subdivision of similar parcels took place in the base period supporting the value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 6, 2014 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

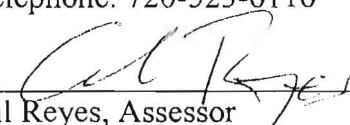
Dated this 21 day of February, 2014.



Todd J. Stevens
Stevens & Associates, Inc.
9635 Maroon Circle, Suite 450
Englewood, CO 80112
Telephone: 303-347-1878



Nathan J. Lucero, #33908
Assistant Adams County Attorney
4430 S. Adams County Parkway
Suite C5000B
Brighton, CO 80601
Telephone: 720-523-6116



Gil Reyes, Assessor
4430 S. Adams County Parkway
Suite C2100
Brighton, CO 80601
Telephone: 720-523-6038

Docket Number: 63438

Attachment A
Docket Number 63438
Values As Assigned by the Assessor

Account Number	Land Value	Improvement Value	Total Actual Value
R0148950	36,463.00	\$0.00	\$36,463.00
R0148951	36,463.00	\$0.00	\$36,463.00
R0148953	36,463.00	\$0.00	\$36,463.00
R0148954	36,463.00	\$0.00	\$36,463.00
R0148960	36,463.00	\$0.00	\$36,463.00
R0148963	36,463.00	\$0.00	\$36,463.00
R0148965	36,463.00	\$0.00	\$36,463.00
R0148966	36,463.00	\$0.00	\$36,463.00
R0148967	36,463.00	\$0.00	\$36,463.00
R0148968	36,463.00	\$0.00	\$36,463.00
R0149035	36,463.00	\$0.00	\$36,463.00
R0149037	36,463.00	\$0.00	\$36,463.00
R0149051	36,463.00	\$0.00	\$36,463.00
R0149052	36,463.00	\$0.00	\$36,463.00
R0149053	36,463.00	\$0.00	\$36,463.00
R0149054	36,463.00	\$0.00	\$36,463.00
R0149055	36,463.00	\$0.00	\$36,463.00
R0149056	36,463.00	\$0.00	\$36,463.00
R0149064	36,463.00	\$0.00	\$36,463.00
R0149065	36,463.00	\$0.00	\$36,463.00
R0149066	36,463.00	\$0.00	\$36,463.00
R0149662	36,463.00	\$0.00	\$36,463.00
R0150095	36,463.00	\$0.00	\$36,463.00
R0150096	36,463.00	\$0.00	\$36,463.00
R0150097	36,463.00	\$0.00	\$36,463.00
R0150098	36,463.00	\$0.00	\$36,463.00
R0150099	36,463.00	\$0.00	\$36,463.00
R0150100	36,463.00	\$0.00	\$36,463.00
R0150101	36,463.00	\$0.00	\$36,463.00
R0150102	36,463.00	\$0.00	\$36,463.00
R0150121	36,463.00	\$0.00	\$36,463.00
R0150122	36,463.00	\$0.00	\$36,463.00
R0150123	36,463.00	\$0.00	\$36,463.00
R0150124	36,463.00	\$0.00	\$36,463.00
R0150125	36,463.00	\$0.00	\$36,463.00
R0150140	36,463.00	\$0.00	\$36,463.00
R0150141	36,463.00	\$0.00	\$36,463.00
R0150142	36,463.00	\$0.00	\$36,463.00
R0150181	36,463.00	\$0.00	\$36,463.00
R0150182	36,463.00	\$0.00	\$36,463.00
R0150183	36,463.00	\$0.00	\$36,463.00
R0150184	36,463.00	\$0.00	\$36,463.00
R0150199	36,463.00	\$0.00	\$36,463.00
R0150200	36,463.00	\$0.00	\$36,463.00
R0150201	36,463.00	\$0.00	\$36,463.00
R0150202	36,463.00	\$0.00	\$36,463.00
R0150203	36,463.00	\$0.00	\$36,463.00
R0150204	36,463.00	\$0.00	\$36,463.00
R0150205	36,463.00	\$0.00	\$36,463.00
R0150206	36,463.00	\$0.00	\$36,463.00
R0150207	36,463.00	\$0.00	\$36,463.00
R0150208	36,463.00	\$0.00	\$36,463.00
Totals	1,896,076.00	\$0.00	\$1,896,076.00

Attachment B
Docket Number 63438
Values Assigned by the County Board of Commissioners

Account Number	Land Value	Improvement Value	Total Actual Value
R0148950	25,947.00	\$0.00	\$25,947.00
R0148951	25,947.00	\$0.00	\$25,947.00
R0148953	25,947.00	\$0.00	\$25,947.00
R0148954	25,947.00	\$0.00	\$25,947.00
R0148960	25,947.00	\$0.00	\$25,947.00
R0148963	25,947.00	\$0.00	\$25,947.00
R0148965	25,947.00	\$0.00	\$25,947.00
R0148966	25,947.00	\$0.00	\$25,947.00
R0148967	25,947.00	\$0.00	\$25,947.00
R0148968	25,947.00	\$0.00	\$25,947.00
R0149035	25,947.00	\$0.00	\$25,947.00
R0149037	25,947.00	\$0.00	\$25,947.00
R0149051	25,947.00	\$0.00	\$25,947.00
R0149052	25,947.00	\$0.00	\$25,947.00
R0149053	25,947.00	\$0.00	\$25,947.00
R0149054	25,947.00	\$0.00	\$25,947.00
R0149055	25,947.00	\$0.00	\$25,947.00
R0149056	25,947.00	\$0.00	\$25,947.00
R0149064	25,947.00	\$0.00	\$25,947.00
R0149065	25,947.00	\$0.00	\$25,947.00
R0149066	25,947.00	\$0.00	\$25,947.00
R0149662	25,947.00	\$0.00	\$25,947.00
R0150095	25,947.00	\$0.00	\$25,947.00
R0150096	25,947.00	\$0.00	\$25,947.00
R0150097	25,947.00	\$0.00	\$25,947.00
R0150098	25,947.00	\$0.00	\$25,947.00
R0150099	25,947.00	\$0.00	\$25,947.00
R0150100	25,947.00	\$0.00	\$25,947.00
R0150101	25,947.00	\$0.00	\$25,947.00
R0150102	25,947.00	\$0.00	\$25,947.00
R0150121	25,947.00	\$0.00	\$25,947.00
R0150122	25,947.00	\$0.00	\$25,947.00
R0150123	25,947.00	\$0.00	\$25,947.00
R0150124	25,947.00	\$0.00	\$25,947.00
R0150125	25,947.00	\$0.00	\$25,947.00
R0150140	25,947.00	\$0.00	\$25,947.00
R0150141	25,947.00	\$0.00	\$25,947.00
R0150142	25,947.00	\$0.00	\$25,947.00
R0150181	25,947.00	\$0.00	\$25,947.00
R0150182	25,947.00	\$0.00	\$25,947.00
R0150183	25,947.00	\$0.00	\$25,947.00
R0150184	25,947.00	\$0.00	\$25,947.00
R0150199	25,947.00	\$0.00	\$25,947.00
R0150200	25,947.00	\$0.00	\$25,947.00
R0150201	25,947.00	\$0.00	\$25,947.00
R0150202	25,947.00	\$0.00	\$25,947.00
R0150203	25,947.00	\$0.00	\$25,947.00
R0150204	25,947.00	\$0.00	\$25,947.00
R0150205	25,947.00	\$0.00	\$25,947.00
R0150206	25,947.00	\$0.00	\$25,947.00
R0150207	25,947.00	\$0.00	\$25,947.00
R0150208	25,947.00	\$0.00	\$25,947.00
Totals	1,349,244.00	\$0.00	\$1,349,244.00

Attachment C
Docket Number 63438
Actual Values Agreed to by All Parties

Account Number	Land Value	Improvement Value	Total Actual Value
R0148950	21,200.00	\$0.00	\$21,200.00
R0148951	21,200.00	\$0.00	\$21,200.00
R0148953	21,200.00	\$0.00	\$21,200.00
R0148954	21,200.00	\$0.00	\$21,200.00
R0148960	21,200.00	\$0.00	\$21,200.00
R0148963	21,200.00	\$0.00	\$21,200.00
R0148965	21,200.00	\$0.00	\$21,200.00
R0148966	21,200.00	\$0.00	\$21,200.00
R0148967	21,200.00	\$0.00	\$21,200.00
R0148968	21,200.00	\$0.00	\$21,200.00
R0149035	21,200.00	\$0.00	\$21,200.00
R0149037	21,200.00	\$0.00	\$21,200.00
R0149051	21,200.00	\$0.00	\$21,200.00
R0149052	21,200.00	\$0.00	\$21,200.00
R0149053	21,200.00	\$0.00	\$21,200.00
R0149054	21,200.00	\$0.00	\$21,200.00
R0149055	21,200.00	\$0.00	\$21,200.00
R0149056	21,200.00	\$0.00	\$21,200.00
R0149064	21,200.00	\$0.00	\$21,200.00
R0149065	21,200.00	\$0.00	\$21,200.00
R0149066	21,200.00	\$0.00	\$21,200.00
R0149662	21,200.00	\$0.00	\$21,200.00
R0150095	21,200.00	\$0.00	\$21,200.00
R0150096	21,200.00	\$0.00	\$21,200.00
R0150097	21,200.00	\$0.00	\$21,200.00
R0150098	21,200.00	\$0.00	\$21,200.00
R0150099	21,200.00	\$0.00	\$21,200.00
R0150100	21,200.00	\$0.00	\$21,200.00
R0150101	21,200.00	\$0.00	\$21,200.00
R0150102	21,200.00	\$0.00	\$21,200.00
R0150121	21,200.00	\$0.00	\$21,200.00
R0150122	21,200.00	\$0.00	\$21,200.00
R0150123	21,200.00	\$0.00	\$21,200.00
R0150124	21,200.00	\$0.00	\$21,200.00
R0150125	21,200.00	\$0.00	\$21,200.00
R0150140	21,200.00	\$0.00	\$21,200.00
R0150141	21,200.00	\$0.00	\$21,200.00
R0150142	21,200.00	\$0.00	\$21,200.00
R0150181	21,200.00	\$0.00	\$21,200.00
R0150182	21,200.00	\$0.00	\$21,200.00
R0150183	21,200.00	\$0.00	\$21,200.00
R0150184	21,200.00	\$0.00	\$21,200.00
R0150199	21,200.00	\$0.00	\$21,200.00
R0150200	21,200.00	\$0.00	\$21,200.00
R0150201	21,200.00	\$0.00	\$21,200.00
R0150202	21,200.00	\$0.00	\$21,200.00
R0150203	21,200.00	\$0.00	\$21,200.00
R0150204	21,200.00	\$0.00	\$21,200.00
R0150205	21,200.00	\$0.00	\$21,200.00
R0150206	21,200.00	\$0.00	\$21,200.00
R0150207	21,200.00	\$0.00	\$21,200.00
R0150208	21,200.00	\$0.00	\$21,200.00
Totals	1,102,400.00	\$0.00	\$1,102,400.00