

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 74457</b>
Petitioner: <b>LENNAR COLORADO LLC</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: 2071-33-1-12-001+180**  
     **Category: Valuation/Protest Appeal      Property Type: Vacant Land**
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

**Total Value: \$11,179,373**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

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

DATED this 26th day of July 2019.

BOARD OF ASSESSMENT APPEALS

*Diane M. DeVries*

Diane M. DeVries

*Debra A. Baumbach*

Debra A. Baumbach

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

*Gordana Katardzic*

Gordana Katardzic



High Plains Country

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 74457  
STIPULATION as To Tax Year 2018 Actual Value

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2019 JUL 25 AM 7:45

LENNAR COLORADO, LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2018 valuation of the property listed in this Petition and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as VACANT LAND.

A brief narrative as to why the reduction was made: Comparable market sales and discounting for extended sell out indicate that adjustment to this value is correct.

The parties have agreed that the 2018 actual value of the subject property should be reduced as follows:

	Schedule No.	Owner	Pin #	Old Value	New Value
1	2071-33-1-12-001	LENNAR COLORADO LLC	035262316	\$91,152.00	\$77,479.00
2	2071-33-4-09-005	LENNAR COLORADO LLC	035262545	\$65,112.00	\$55,345.00
3	2071-33-4-09-006	LENNAR COLORADO LLC	035262553	\$65,112.00	\$55,345.00
4	2071-33-4-09-007	LENNAR COLORADO LLC	035262561	\$65,112.00	\$55,345.00
5	2071-33-4-09-012	LENNAR COLORADO LLC	035262618	\$65,112.00	\$55,345.00
6	2071-33-4-10-001	LENNAR COLORADO LLC	035262642	\$65,112.00	\$55,345.00
7	2071-33-4-10-002	LENNAR COLORADO LLC	035262651	\$65,112.00	\$55,345.00
8	2071-33-4-10-003	LENNAR COLORADO LLC	035262669	\$65,112.00	\$55,345.00
9	2071-33-4-10-004	LENNAR COLORADO LLC	035262677	\$65,112.00	\$55,345.00
10	2071-33-4-10-005	LENNAR COLORADO LLC	035262685	\$65,112.00	\$55,345.00
11	2071-33-4-10-006	LENNAR COLORADO LLC	035262693	\$65,112.00	\$55,345.00
12	2071-33-4-10-007	LENNAR COLORADO LLC	035262707	\$65,112.00	\$55,345.00
13	2071-33-4-10-008	LENNAR COLORADO LLC	035262715	\$65,112.00	\$55,345.00
14	2071-33-4-10-009	LENNAR COLORADO LLC	035262723	\$65,112.00	\$55,345.00
15	2071-33-4-10-010	LENNAR COLORADO LLC	035262731	\$65,112.00	\$55,345.00
16	2071-33-4-10-011	LENNAR COLORADO LLC	035262740	\$65,112.00	\$55,345.00
17	2071-33-4-10-012	LENNAR COLORADO LLC	035262758	\$65,112.00	\$55,345.00
18	2071-33-4-10-013	LENNAR COLORADO LLC	035262766	\$65,112.00	\$55,345.00
19	2071-33-4-10-014	LENNAR COLORADO LLC	035262774	\$65,112.00	\$55,345.00
20	2071-33-4-10-015	LENNAR COLORADO LLC	035262782	\$65,112.00	\$55,345.00
21	2071-33-4-10-016	LENNAR COLORADO LLC	035262791	\$65,112.00	\$55,345.00



	Schedule No.	Owner	Pin #	Old Value	New Value
22	2071-33-4-10-017	LENNAR COLORADO LLC	035262804	\$65,112.00	\$55,345.00
23	2071-33-4-10-018	LENNAR COLORADO LLC	035262812	\$65,112.00	\$55,345.00
24	2071-33-4-10-019	LENNAR COLORADO LLC	035262821	\$65,112.00	\$55,345.00
25	2071-33-4-10-020	LENNAR COLORADO LLC	035262839	\$65,112.00	\$55,345.00
26	2071-33-4-10-021	LENNAR COLORADO LLC	035262847	\$65,112.00	\$55,345.00
27	2071-33-4-10-022	LENNAR COLORADO LLC	035262855	\$65,112.00	\$55,345.00
28	2071-33-4-10-023	LENNAR COLORADO LLC	035262863	\$65,112.00	\$55,345.00
29	2071-33-4-10-024	LENNAR COLORADO LLC	035262871	\$65,112.00	\$55,345.00
30	2071-33-4-10-025	LENNAR COLORADO LLC	035262880	\$65,112.00	\$55,345.00
31	2071-33-4-10-026	LENNAR COLORADO LLC	035262898	\$65,112.00	\$55,345.00
32	2071-33-4-10-027	LENNAR COLORADO LLC	035262901	\$65,112.00	\$55,345.00
33	2071-33-4-10-028	LENNAR COLORADO LLC	035262910	\$65,112.00	\$55,345.00
34	2071-33-4-10-029	LENNAR COLORADO LLC	035262928	\$65,112.00	\$55,345.00
35	2071-33-4-10-030	LENNAR COLORADO LLC	035262936	\$65,112.00	\$55,345.00
36	2071-33-4-10-031	LENNAR COLORADO LLC	035262944	\$65,112.00	\$55,345.00
37	2071-33-4-10-032	LENNAR COLORADO LLC	035262952	\$65,112.00	\$55,345.00
38	2071-33-4-10-033	LENNAR COLORADO LLC	035263002	\$65,112.00	\$55,345.00
39	2071-33-4-10-034	LENNAR COLORADO LLC	035263011	\$65,112.00	\$55,345.00
40	2071-33-4-10-035	LENNAR COLORADO LLC	035263029	\$65,112.00	\$55,345.00
41	2071-33-4-10-036	LENNAR COLORADO LLC	035263037	\$65,112.00	\$55,345.00
42	2071-33-4-10-037	LENNAR COLORADO LLC	035263045	\$65,112.00	\$55,345.00
43	2071-33-4-10-038	LENNAR COLORADO LLC	035263053	\$65,112.00	\$55,345.00
44	2071-33-4-10-039	LENNAR COLORADO LLC	035263061	\$65,112.00	\$55,345.00
45	2071-33-4-10-040	LENNAR COLORADO LLC	035263070	\$65,112.00	\$55,345.00
46	2071-33-4-10-041	LENNAR COLORADO LLC	035263088	\$65,112.00	\$55,345.00
47	2071-33-4-10-042	LENNAR COLORADO LLC	035263096	\$65,112.00	\$55,345.00
48	2071-33-4-10-043	LENNAR COLORADO LLC	035263100	\$65,112.00	\$55,345.00
49	2071-33-4-10-044	LENNAR COLORADO LLC	035263118	\$65,112.00	\$55,345.00
50	2071-33-4-10-045	LENNAR COLORADO LLC	035263126	\$65,112.00	\$55,345.00
51	2071-33-4-10-046	LENNAR COLORADO LLC	035263134	\$65,112.00	\$55,345.00
52	2071-33-4-10-047	LENNAR COLORADO LLC	035263142	\$65,112.00	\$55,345.00
53	2071-33-4-10-048	LENNAR COLORADO LLC	035263151	\$65,112.00	\$55,345.00
54	2071-33-4-10-049	LENNAR COLORADO LLC	035263169	\$65,112.00	\$55,345.00
55	2071-33-4-10-050	LENNAR COLORADO LLC	035263177	\$65,112.00	\$55,345.00
56	2071-33-4-10-051	LENNAR COLORADO LLC	035263185	\$65,112.00	\$55,345.00
57	2071-33-4-10-052	LENNAR COLORADO LLC	035263193	\$65,112.00	\$55,345.00
58	2071-33-4-10-053	LENNAR COLORADO LLC	035263207	\$65,112.00	\$55,345.00
59	2071-33-4-10-054	LENNAR COLORADO LLC	035263215	\$65,112.00	\$55,345.00
60	2071-33-4-10-055	LENNAR COLORADO LLC	035263223	\$65,112.00	\$55,345.00
61	2071-33-4-10-056	LENNAR COLORADO LLC	035263231	\$65,112.00	\$55,345.00
62	2071-33-4-10-057	LENNAR COLORADO LLC	035263240	\$65,112.00	\$55,345.00
63	2071-33-4-10-058	LENNAR COLORADO LLC	035263258	\$65,112.00	\$55,345.00



	Schedule No.	Owner	Pin #	Old Value	New Value
64	2071-33-4-10-059	LENNAR COLORADO LLC	035263266	\$65,112.00	\$55,345.00
65	2071-33-4-10-060	LENNAR COLORADO LLC	035263274	\$65,112.00	\$55,345.00
66	2071-33-4-10-061	LENNAR COLORADO LLC	035263282	\$65,112.00	\$55,345.00
67	2071-33-4-10-082	LENNAR COLORADO LLC	035263291	\$65,112.00	\$55,345.00
68	2071-33-4-10-063	LENNAR COLORADO LLC	035263304	\$65,112.00	\$55,345.00
69	2071-33-4-10-064	LENNAR COLORADO LLC	035263312	\$65,112.00	\$55,345.00
70	2071-33-4-10-065	LENNAR COLORADO LLC	035263321	\$65,112.00	\$55,345.00
71	2071-33-4-10-066	LENNAR COLORADO LLC	035263339	\$65,112.00	\$55,345.00
72	2071-33-4-10-067	LENNAR COLORADO LLC	035263347	\$65,112.00	\$55,345.00
73	2071-33-4-10-068	LENNAR COLORADO LLC	035263355	\$65,112.00	\$55,345.00
74	2071-33-4-10-069	LENNAR COLORADO LLC	035263363	\$65,112.00	\$55,345.00
75	2071-33-4-10-070	LENNAR COLORADO LLC	035263371	\$65,112.00	\$55,345.00
76	2071-33-4-10-071	LENNAR COLORADO LLC	035263380	\$65,112.00	\$55,345.00
77	2071-33-4-10-072	LENNAR COLORADO LLC	035263398	\$65,112.00	\$55,345.00
78	2071-33-4-10-074	LENNAR COLORADO LLC	035263436	\$569,527.00	\$484,098.00
79	2071-33-4-11-001	LENNAR COLORADO LLC	035263452	\$65,112.00	\$55,345.00
80	2071-33-4-11-002	LENNAR COLORADO LLC	035263461	\$81,384.00	\$69,176.00
81	2071-33-4-11-003	LENNAR COLORADO LLC	035263479	\$81,384.00	\$69,176.00
82	2071-33-4-11-004	LENNAR COLORADO LLC	035263487	\$81,384.00	\$69,176.00
83	2071-33-4-11-005	LENNAR COLORADO LLC	035263495	\$65,112.00	\$55,345.00
84	2071-33-4-11-006	LENNAR COLORADO LLC	035263509	\$65,112.00	\$55,345.00
85	2071-33-4-11-007	LENNAR COLORADO LLC	035263517	\$81,384.00	\$69,176.00
86	2071-33-4-11-008	LENNAR COLORADO LLC	035263525	\$81,384.00	\$69,176.00
87	2071-33-4-12-001	LENNAR COLORADO LLC	035263584	\$65,112.00	\$55,345.00
88	2071-33-4-12-002	LENNAR COLORADO LLC	035263592	\$65,112.00	\$55,345.00
89	2071-33-4-12-003	LENNAR COLORADO LLC	035263606	\$65,112.00	\$55,345.00
90	2071-33-4-12-004	LENNAR COLORADO LLC	035263614	\$65,112.00	\$55,345.00
91	2071-33-4-12-005	LENNAR COLORADO LLC	035263622	\$65,112.00	\$55,345.00
92	2071-33-4-12-006	LENNAR COLORADO LLC	035263631	\$65,112.00	\$55,345.00
93	2071-33-4-12-007	LENNAR COLORADO LLC	035263649	\$65,112.00	\$55,345.00
94	2071-33-4-12-008	LENNAR COLORADO LLC	035263657	\$65,112.00	\$55,345.00
95	2071-33-4-12-009	LENNAR COLORADO LLC	035264009	\$65,112.00	\$55,345.00
96	2071-33-4-12-010	LENNAR COLORADO LLC	035264017	\$65,112.00	\$55,345.00
97	2071-33-4-12-011	LENNAR COLORADO LLC	035264025	\$65,112.00	\$55,345.00
98	2071-33-4-12-012	LENNAR COLORADO LLC	035264033	\$65,112.00	\$55,345.00
99	2071-33-4-12-013	LENNAR COLORADO LLC	035264041	\$65,112.00	\$55,345.00
100	2071-33-4-12-014	LENNAR COLORADO LLC	035264050	\$65,112.00	\$55,345.00
101	2071-33-4-12-015	LENNAR COLORADO LLC	035264068	\$65,112.00	\$55,345.00
102	2071-33-4-12-016	LENNAR COLORADO LLC	035264076	\$65,112.00	\$55,345.00
103	2071-33-4-12-017	LENNAR COLORADO LLC	035264084	\$65,112.00	\$55,345.00
104	2071-33-4-12-018	LENNAR COLORADO LLC	035264092	\$65,112.00	\$55,345.00
105	2071-33-4-13-001	LENNAR COLORADO LLC	035264149	\$65,112.00	\$55,345.00



	Schedule No.	Owner	Pin #	Old Value	New Value
106	2071-33-4-13-002	LENNAR COLORADO LLC	035264157	\$65,112.00	\$55,345.00
107	2071-33-4-13-003	LENNAR COLORADO LLC	035264165	\$65,112.00	\$55,345.00
108	2071-33-4-13-004	LENNAR COLORADO LLC	035264173	\$65,112.00	\$55,345.00
109	2071-33-4-13-005	LENNAR COLORADO LLC	035264181	\$65,112.00	\$55,345.00
110	2071-33-4-13-006	LENNAR COLORADO LLC	035264190	\$65,112.00	\$55,345.00
111	2071-33-4-13-007	LENNAR COLORADO LLC	035264203	\$65,112.00	\$55,345.00
112	2071-33-4-13-008	LENNAR COLORADO LLC	035264211	\$65,112.00	\$55,345.00
113	2071-33-4-13-009	LENNAR COLORADO LLC	035264220	\$65,112.00	\$55,345.00
114	2071-33-4-13-010	LENNAR COLORADO LLC	035264238	\$65,112.00	\$55,345.00
115	2071-33-4-13-011	LENNAR COLORADO LLC	035264246	\$65,112.00	\$55,345.00
116	2071-33-4-13-012	LENNAR COLORADO LLC	035264254	\$65,112.00	\$55,345.00
117	2071-33-4-13-013	LENNAR COLORADO LLC	035264262	\$65,112.00	\$55,345.00
118	2071-33-4-13-014	LENNAR COLORADO LLC	035264271	\$65,112.00	\$55,345.00
119	2071-33-4-13-015	LENNAR COLORADO LLC	035264289	\$65,112.00	\$55,345.00
120	2071-33-4-14-001	LENNAR COLORADO LLC	035264319	\$65,112.00	\$55,345.00
121	2071-33-4-14-002	LENNAR COLORADO LLC	035264327	\$65,112.00	\$55,345.00
122	2071-33-4-14-003	LENNAR COLORADO LLC	035264335	\$65,112.00	\$55,345.00
123	2071-33-4-14-004	LENNAR COLORADO LLC	035264343	\$65,112.00	\$55,345.00
124	2071-33-4-14-005	LENNAR COLORADO LLC	035264351	\$65,112.00	\$55,345.00
125	2071-33-4-14-006	LENNAR COLORADO LLC	035264360	\$65,112.00	\$55,345.00
126	2071-33-4-14-007	LENNAR COLORADO LLC	035264378	\$65,112.00	\$55,345.00
127	2071-33-4-14-008	LENNAR COLORADO LLC	035264386	\$65,112.00	\$55,345.00
128	2071-33-4-14-009	LENNAR COLORADO LLC	035264394	\$65,112.00	\$55,345.00
129	2071-33-4-14-010	LENNAR COLORADO LLC	035264408	\$65,112.00	\$55,345.00
130	2071-33-4-15-001	LENNAR COLORADO LLC	035264491	\$65,112.00	\$55,345.00
131	2071-33-4-15-002	LENNAR COLORADO LLC	035264505	\$65,112.00	\$55,345.00
132	2071-33-4-15-003	LENNAR COLORADO LLC	035264513	\$65,112.00	\$55,345.00
133	2071-33-4-15-004	LENNAR COLORADO LLC	035264521	\$65,112.00	\$55,345.00
134	2071-33-4-15-005	LENNAR COLORADO LLC	035264530	\$65,112.00	\$55,345.00
135	2071-33-4-15-006	LENNAR COLORADO LLC	035264548	\$65,112.00	\$55,345.00
136	2071-33-4-15-007	LENNAR COLORADO LLC	035264556	\$65,112.00	\$55,345.00
137	2071-33-4-15-008	LENNAR COLORADO LLC	035264564	\$65,112.00	\$55,345.00
138	2071-33-4-15-009	LENNAR COLORADO LLC	035264572	\$65,112.00	\$55,345.00
139	2071-33-4-15-010	LENNAR COLORADO LLC	035264581	\$65,112.00	\$55,345.00
140	2071-33-4-15-011	LENNAR COLORADO LLC	035264599	\$65,112.00	\$55,345.00
141	2071-33-4-15-012	LENNAR COLORADO LLC	035264602	\$65,112.00	\$55,345.00
142	2071-33-4-15-013	LENNAR COLORADO LLC	035264611	\$65,112.00	\$55,345.00
143	2071-33-4-15-014	LENNAR COLORADO LLC	035264629	\$65,112.00	\$55,345.00
144	2071-33-4-15-015	LENNAR COLORADO LLC	035264637	\$65,112.00	\$55,345.00
145	2071-33-4-15-016	LENNAR COLORADO LLC	035264645	\$65,112.00	\$55,345.00
146	2071-33-4-15-017	LENNAR COLORADO LLC	035264653	\$65,112.00	\$55,345.00
147	2071-33-4-15-018	LENNAR COLORADO LLC	035264661	\$65,112.00	\$55,345.00



	Schedule No.	Owner	Pin #	Old Value	New Value
148	2071-33-4-15-019	LENNAR COLORADO LLC	035264670	\$65,112.00	\$55,345.00
149	2071-33-4-15-020	LENNAR COLORADO LLC	035264688	\$65,112.00	\$55,345.00
150	2071-33-4-15-021	LENNAR COLORADO LLC	035264696	\$65,112.00	\$55,345.00
151	2071-33-4-15-022	LENNAR COLORADO LLC	035264700	\$65,112.00	\$55,345.00
152	2071-33-4-15-023	LENNAR COLORADO LLC	035264718	\$65,112.00	\$55,345.00
153	2071-33-4-16-005	LENNAR COLORADO LLC	035264831	\$91,152.00	\$77,479.00
154	2071-33-4-16-006	LENNAR COLORADO LLC	035264840	\$91,152.00	\$77,479.00
155	2071-33-4-16-007	LENNAR COLORADO LLC	035264858	\$91,152.00	\$77,479.00
156	2071-33-4-16-008	LENNAR COLORADO LLC	035264866	\$91,152.00	\$77,479.00
157	2071-33-4-16-009	LENNAR COLORADO LLC	035264874	\$91,152.00	\$77,479.00
158	2071-33-4-16-010	LENNAR COLORADO LLC	035264882	\$91,152.00	\$77,479.00
159	2071-33-4-16-011	LENNAR COLORADO LLC	035264891	\$91,152.00	\$77,479.00
160	2071-33-4-16-012	LENNAR COLORADO LLC	035264904	\$91,152.00	\$77,479.00
161	2071-33-4-16-013	LENNAR COLORADO LLC	035264912	\$91,152.00	\$77,479.00
162	2071-33-4-16-014	LENNAR COLORADO LLC	035264921	\$91,152.00	\$77,479.00
163	2071-33-4-16-015	LENNAR COLORADO LLC	035264939	\$91,152.00	\$77,479.00
164	2071-33-4-16-016	LENNAR COLORADO LLC	035264947	\$91,152.00	\$77,479.00
165	2071-33-4-16-017	LENNAR COLORADO LLC	035264955	\$91,152.00	\$77,479.00
166	2071-33-4-16-018	LENNAR COLORADO LLC	035264963	\$91,152.00	\$77,479.00
167	2071-33-4-16-019	LENNAR COLORADO LLC	035264971	\$91,152.00	\$77,479.00
168	2071-33-4-16-020	LENNAR COLORADO LLC	035264980	\$91,152.00	\$77,479.00
169	2071-33-4-16-021	LENNAR COLORADO LLC	035264998	\$91,152.00	\$77,479.00
170	2071-33-4-16-022	LENNAR COLORADO LLC	035265005	\$91,152.00	\$77,479.00
171	2071-33-4-16-023	LENNAR COLORADO LLC	035265013	\$91,152.00	\$77,479.00
172	2071-33-4-16-024	LENNAR COLORADO LLC	035265021	\$91,152.00	\$77,479.00
173	2071-33-4-16-025	LENNAR COLORADO LLC	035265030	\$91,152.00	\$77,479.00
174	2071-33-4-16-026	LENNAR COLORADO LLC	035265048	\$91,152.00	\$77,479.00
175	2071-33-4-16-027	LENNAR COLORADO LLC	035265056	\$91,152.00	\$77,479.00
176	2071-33-4-16-028	LENNAR COLORADO LLC	035265064	\$91,152.00	\$77,479.00
177	2071-33-4-16-029	LENNAR COLORADO LLC	035265072	\$91,152.00	\$77,479.00
178	2071-33-4-16-030	LENNAR COLORADO LLC	035265081	\$91,152.00	\$77,479.00
179	2071-33-4-16-031	LENNAR COLORADO LLC	035265099	\$91,152.00	\$77,479.00
180	2071-33-4-16-032	LENNAR COLORADO LLC	035265102	\$91,152.00	\$77,479.00
181	2071-33-4-16-033	LENNAR COLORADO LLC	035265111	\$91,152.00	\$77,479.00
				<b>Total original Value</b>	<b>2018 New Value</b>
				<b>\$13,152,247</b>	<b>\$11,179,373</b>

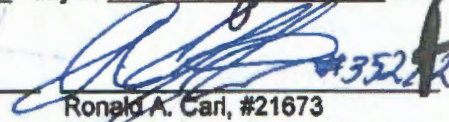
The valuation, as established above, shall be binding only with respect to the tax year 2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioner agrees to waive the right to any further appeal for the assessment year covered by this Stipulation.

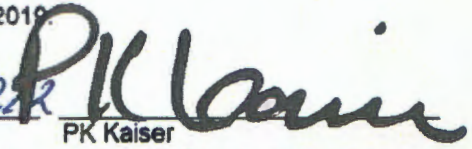
DATED the 21 day of July 2019.



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