

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77208
Petitioner: LENNAR COLORADO LLC v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: 300507974+46
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$4,230,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 5th day of November 2020.

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

Martha Hernandez Sanchez

Martha Hernandez Sanchez



COLORADO BOARD OF ASSESSMENT APPEALS
STIPULATION

Docket Number(s): 77208

LENNAR COLORADO LLC

Petitioner,

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 300507974 + 46
2. This Stipulation pertains to the year(s): 2019
3. The parties agree that the 2019 actual value of the subject property shall be Stipulated Values below:

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>		<u>Allocation</u>
300507974 + 46	\$4,438,962	Total:	\$4,230,000	100%
		Land:	\$4,230,000	100%
		Improvements:	N/A	

4. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an improvement be destroyed, then the Assessor's Office would make a downward adjustment in valuation to reflect the damage to or destruction of that improvement.
5. Petitioner(s) agree(s) to provide the Jefferson County Assessor, if applicable, with confidential information to assist in the appraisal process of future years. This information shall include, but not be limited to, actual rent rolls, together with operating income and expense information for the property, which will be provided to the Assessor no later than March 15th of each year. RD
6. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours. RD
7. This valuation is for purposes of settlement only and does not reflect an appraised value.
8. Petitioner(s) agree(s) to waive the right to any further hearing or appeal of schedule number(s): 300507974 + 46 for the assessment years(s) 2019.

LENNAR COLORADO LLC

Petitioner

By:

Todd Stevens
as agent by Robyn Detguldac for TODD STEVENS

Title:

Phone:

303-340-1878

Date:

October 16, 2020

JEFFERSON COUNTY BOARD OF EQUALIZATION

Respondent

By:

Rechel Bander

Title:

Phone:

Date:

Docket Number(s):

77208

100 Jefferson County Parkway
Golden, CO 80419

Candelas Flg 4 Amd 1 Subject Lots

Subject No.	Account #	2019 Original Value	2019 Stipulated Value
1	300507974	\$94,446	\$90,000
2	300507975	\$94,446	\$90,000
3	300507976	\$94,446	\$90,000
4	300507977	\$94,446	\$90,000
5	300507978	\$94,446	\$90,000
6	300507979	\$94,446	\$90,000
7	300507980	\$94,446	\$90,000
8	300507981	\$94,446	\$90,000
9	300507982	\$94,446	\$90,000
10	300507983	\$94,446	\$90,000
11	300507984	\$94,446	\$90,000
12	300507985	\$94,446	\$90,000
13	300507986	\$94,446	\$90,000
14	300508011	\$94,446	\$90,000
15	300508012	\$94,446	\$90,000
16	300508013	\$94,446	\$90,000
17	300508014	\$94,446	\$90,000
18	300508015	\$94,446	\$90,000
19	300508016	\$94,446	\$90,000
20	300508017	\$94,446	\$90,000
21	300508018	\$94,446	\$90,000
22	300508019	\$94,446	\$90,000
23	300508020	\$94,446	\$90,000
24	300508021	\$94,446	\$90,000
25	300508022	\$94,446	\$90,000
26	300508023	\$94,446	\$90,000
27	300508024	\$94,446	\$90,000
28	300508025	\$94,446	\$90,000
29	300508026	\$94,446	\$90,000
30	300508027	\$94,446	\$90,000
31	300508028	\$94,446	\$90,000
32	300508029	\$94,446	\$90,000
33	300508030	\$94,446	\$90,000
34	300508031	\$94,446	\$90,000
35	300508032	\$94,446	\$90,000
36	300508033	\$94,446	\$90,000
37	300508034	\$94,446	\$90,000
38	300508035	\$94,446	\$90,000
39	300508037	\$94,446	\$90,000
40	300508038	\$94,446	\$90,000
41	300508039	\$94,446	\$90,000
42	300508040	\$94,446	\$90,000
43	300508041	\$94,446	\$90,000
44	300508042	\$94,446	\$90,000
45	300508043	\$94,446	\$90,000
46	300508044	\$94,446	\$90,000
47	300508045	\$94,446	\$90,000
Total:		\$4,438,962	\$4,230,000