

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SHEA HOMES LP,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Thomas Downey, Jr., Esq. Address: 733 East 8th Avenue Denver, CO 80203 Phone Number: (303) 813-1111 E-mail: Attorney Registration No.: 9686</p>	<p>Docket Number: 39022</p>
<p>ORDER ON STIPULATION</p>	

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.: R0426006 +308
Category: Valuation **Property Type: Vacant Land**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Reference attached Stipulation.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 25th day of September, 2002.

This decision was put on the record

September 24, 2002

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

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell
Penny S. Bunnell

Docket No: 39022



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

SHEA HOMES LP,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

LANCE INGALLS
Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
FAX Number: 303-688-6596
E-mail: attorney@douglas.co.us
Atty. Reg. #: 24607

Docket Number: **39022**

Schedule Nos.:
R0426006+308

02 SEP 20 PM 12:15
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

RECEIVED

STIPULATION (As to Tax Year 2001 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 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 2001.

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 2001 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 2001.

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

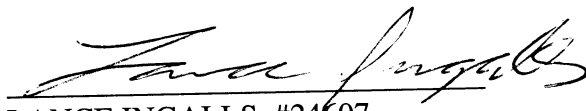
Recalculation of retail market values warranted a reduction in values.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 10, 2002 at 8:30 a.m. be vacated.

DATED this 19th day of September, 2002.


THOMAS E. DOWNEY, JR., #9686

Attorney for Petitioner
Downey & Knickrehm, P.C.
733 East 8th Avenue
Denver, CO 80203
303-813-1111



LANCE INGALLS, #24607
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 39022

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0426006	\$27,146	\$27,146	\$25,285
R0426008	\$27,146	\$27,146	\$25,285
R0426009	\$27,146	\$27,146	\$25,285
R0426013	\$27,146	\$27,146	\$25,285
R0426015	\$27,146	\$27,146	\$25,285
R0426017	\$27,146	\$27,146	\$25,285
R0426019	\$27,146	\$27,146	\$25,285
R0426021	\$27,146	\$27,146	\$25,285
R0426023	\$27,146	\$27,146	\$25,285
R0426024	\$27,146	\$27,146	\$25,285
R0426026	\$27,146	\$27,146	\$25,285
R0426028	\$27,146	\$27,146	\$25,285
R0426047	\$27,146	\$27,146	\$25,285
R0426048	\$27,146	\$27,146	\$25,285
R0426049	\$27,146	\$27,146	\$25,285
R0426050	\$27,146	\$27,146	\$25,285
R0426051	\$27,146	\$27,146	\$25,285
R0426052	\$27,146	\$27,146	\$25,285
R0426054	\$27,146	\$27,146	\$25,285
R0426055	\$27,146	\$27,146	\$25,285
R0426067	\$27,146	\$27,146	\$25,285
R0426069	\$27,146	\$27,146	\$25,285
R0426071	\$27,146	\$27,146	\$25,285
R0426072	\$27,146	\$27,146	\$25,285
R0426074	\$27,146	\$27,146	\$25,285
R0426081	\$27,146	\$27,146	\$25,285
R0426087	\$27,146	\$27,146	\$25,285
R0426089	\$27,146	\$27,146	\$25,285
R0426093	\$27,146	\$27,146	\$25,285
R0426095	\$27,146	\$27,146	\$25,285
R0426098	\$27,146	\$27,146	\$25,285
R0426100	\$27,146	\$27,146	\$25,285
R0426102	\$27,146	\$27,146	\$25,285
R0426103	\$27,146	\$27,146	\$25,285
R0426104	\$27,146	\$27,146	\$25,285
R0426105	\$27,146	\$27,146	\$25,285
R0426107	\$27,146	\$27,146	\$25,285
R0426108	\$27,146	\$27,146	\$25,285
R0426111	\$27,146	\$27,146	\$25,285
R0426113	\$27,146	\$27,146	\$25,285
R0426114	\$27,146	\$27,146	\$25,285
R0426115	\$27,146	\$27,146	\$25,285
R0426116	\$27,146	\$27,146	\$25,285
R0426117	\$27,146	\$27,146	\$25,285
R0426118	\$27,146	\$27,146	\$25,285

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0426119	\$27,146	\$27,146	\$25,285
R0426120	\$27,146	\$27,146	\$25,285
R0426121	\$27,146	\$27,146	\$25,285
R0426122	\$27,146	\$27,146	\$25,285
R0426124	\$27,146	\$27,146	\$25,285
R0426126	\$27,146	\$27,146	\$25,285
R0426127	\$27,146	\$27,146	\$25,285
R0426129	\$27,146	\$27,146	\$25,285
R0426131	\$27,146	\$27,146	\$25,285
R0426133	\$27,146	\$27,146	\$25,285
R0426134	\$27,146	\$27,146	\$25,285
R0426135	\$27,146	\$27,146	\$25,285
R0426137	\$27,146	\$27,146	\$25,285
R0426139	\$27,146	\$27,146	\$25,285
R0426141	\$27,146	\$27,146	\$25,285
R0426144	\$27,146	\$27,146	\$25,285
R0426146	\$27,146	\$27,146	\$25,285
R0426147	\$27,146	\$27,146	\$25,285
R0426149	\$27,146	\$27,146	\$25,285
R0426152	\$27,146	\$27,146	\$25,285
R0426154	\$27,146	\$27,146	\$25,285
R0426155	\$27,146	\$27,146	\$25,285
R0426157	\$27,146	\$27,146	\$25,285
R0426160	\$27,146	\$27,146	\$25,285
R0426162	\$27,146	\$27,146	\$25,285
R0426164	\$27,146	\$27,146	\$25,285
R0426166	\$27,146	\$27,146	\$25,285
R0426169	\$27,146	\$27,146	\$25,285
R0426170	\$27,146	\$27,146	\$25,285
R0426171	\$27,146	\$27,146	\$25,285
R0426172	\$27,146	\$27,146	\$25,285
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R0426174	\$27,146	\$27,146	\$25,285
R0426176	\$27,146	\$27,146	\$25,285
R0426177	\$27,146	\$27,146	\$25,285
R0426179	\$27,146	\$27,146	\$25,285
R0426180	\$27,146	\$27,146	\$25,285
R0426182	\$27,146	\$27,146	\$25,285
R0426185	\$27,146	\$27,146	\$25,285
R0426187	\$27,146	\$27,146	\$25,285
R0426189	\$27,146	\$27,146	\$25,285
R0426210	\$27,146	\$27,146	\$25,285
R0426211	\$27,146	\$27,146	\$25,285
R0426212	\$27,146	\$27,146	\$25,285
R0426213	\$27,146	\$27,146	\$25,285

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0426214	\$27,146	\$27,146	\$25,285
R0426217	\$27,146	\$27,146	\$25,285
R0426218	\$27,146	\$27,146	\$25,285
R0426219	\$27,146	\$27,146	\$25,285
R0426220	\$27,146	\$27,146	\$25,285
R0426221	\$27,146	\$27,146	\$25,285
R0426235	\$27,146	\$27,146	\$24,044
R0426236	\$27,146	\$27,146	\$24,044
R0426238	\$27,146	\$27,146	\$24,044
R0426241	\$27,146	\$27,146	\$24,044
R0426247	\$27,146	\$27,146	\$24,044
R0426249	\$27,146	\$27,146	\$24,044
R0426252	\$27,146	\$27,146	\$24,044
R0426254	\$27,146	\$27,146	\$24,044
R0426255	\$27,146	\$27,146	\$24,044
R0426257	\$27,146	\$27,146	\$24,044
R0426265	\$27,146	\$27,146	\$24,044
R0426267	\$27,146	\$27,146	\$24,044
R0426269	\$27,146	\$27,146	\$24,044
R0426270	\$27,146	\$27,146	\$24,044
R0426272	\$27,146	\$27,146	\$24,044
R0426274	\$27,146	\$27,146	\$24,044
R0426276	\$27,146	\$27,146	\$24,044
R0426277	\$27,146	\$27,146	\$24,044
R0426278	\$27,146	\$27,146	\$24,044
R0426279	\$27,146	\$27,146	\$24,044
R0426280	\$27,146	\$27,146	\$24,044
R0426281	\$27,146	\$27,146	\$24,044
R0426282	\$27,146	\$27,146	\$24,044
R0426283	\$27,146	\$27,146	\$24,044
R0426284	\$27,146	\$27,146	\$24,044
R0426285	\$27,146	\$27,146	\$24,044
R0426286	\$27,146	\$27,146	\$24,044
R0426287	\$27,146	\$27,146	\$24,044
R0426288	\$27,146	\$27,146	\$24,044
R0426289	\$27,146	\$27,146	\$24,044
R0426290	\$27,146	\$27,146	\$24,044
R0426291	\$27,146	\$27,146	\$24,044
R0426292	\$27,146	\$27,146	\$24,044
R0426293	\$27,146	\$27,146	\$24,044
R0426294	\$27,146	\$27,146	\$24,044
R0426295	\$27,146	\$27,146	\$24,044
R0426296	\$27,146	\$27,146	\$24,044
R0426297	\$27,146	\$27,146	\$24,044
R0426298	\$27,146	\$27,146	\$24,044

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0426299	\$27,146	\$27,146	\$24,044
R0426300	\$27,146	\$27,146	\$24,044
R0426301	\$27,146	\$27,146	\$24,044
R0426302	\$27,146	\$27,146	\$24,044
R0426303	\$27,146	\$27,146	\$24,044
R0426304	\$27,146	\$27,146	\$24,044
R0426305	\$27,146	\$27,146	\$24,044
R0426306	\$27,146	\$27,146	\$24,044
R0426307	\$27,146	\$27,146	\$24,044
R0426308	\$27,146	\$27,146	\$24,044
R0426309	\$27,146	\$27,146	\$24,044
R0426310	\$27,146	\$27,146	\$24,044
R0426311	\$27,146	\$27,146	\$24,044
R0426312	\$27,146	\$27,146	\$24,044
R0426313	\$27,146	\$27,146	\$24,044
R0426314	\$27,146	\$27,146	\$24,044
R0426315	\$27,146	\$27,146	\$24,044
R0426316	\$27,146	\$27,146	\$24,044
R0426317	\$27,146	\$27,146	\$24,044
R0426318	\$27,146	\$27,146	\$24,044
R0426319	\$27,146	\$27,146	\$24,044
R0426320	\$27,146	\$27,146	\$24,044
R0426321	\$27,146	\$27,146	\$24,044
R0426326	\$27,146	\$27,146	\$24,044
R0426327	\$27,146	\$27,146	\$24,044
R0426328	\$27,146	\$27,146	\$24,044
R0426329	\$27,146	\$27,146	\$24,044
R0426330	\$27,146	\$27,146	\$24,044
R0426331	\$27,146	\$27,146	\$24,044
R0426332	\$27,146	\$27,146	\$24,044
R0426333	\$27,146	\$27,146	\$24,044
R0426334	\$27,146	\$27,146	\$24,044
R0426335	\$27,146	\$27,146	\$24,044
R0426336	\$27,146	\$27,146	\$24,044
R0426337	\$27,146	\$27,146	\$24,044
R0426345	\$39,556	\$39,556	\$39,556
R0426346	\$39,556	\$39,556	\$39,556
R0426347	\$39,556	\$39,556	\$39,556
R0426348	\$39,556	\$39,556	\$39,556
R0426349	\$39,556	\$39,556	\$39,556
R0426350	\$39,556	\$39,556	\$39,556
R0426351	\$39,556	\$39,556	\$39,556
R0426352	\$39,556	\$39,556	\$39,556
R0426354	\$39,556	\$39,556	\$39,556

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0426355	\$39,556	\$39,556	\$39,556
R0426369	\$39,556	\$39,556	\$39,556
R0426372	\$39,556	\$39,556	\$39,556
R0426373	\$39,556	\$39,556	\$39,556
R0426374	\$39,556	\$39,556	\$39,556
R0426375	\$39,556	\$39,556	\$39,556
R0426376	\$39,556	\$39,556	\$39,556
R0426377	\$39,556	\$39,556	\$39,556
R0426378	\$39,556	\$39,556	\$39,556
R0426379	\$39,556	\$39,556	\$39,556
R0426380	\$39,556	\$39,556	\$39,556
R0426381	\$39,556	\$39,556	\$39,556
R0426429	\$39,556	\$39,556	\$39,556
R0426431	\$39,556	\$39,556	\$39,556
R0426433	\$39,556	\$39,556	\$39,556
R0426434	\$39,556	\$39,556	\$39,556
R0426436	\$39,556	\$39,556	\$39,556
R0426437	\$39,556	\$39,556	\$39,556
R0426439	\$39,556	\$39,556	\$39,556
R0426440	\$39,556	\$39,556	\$39,556
R0426442	\$39,556	\$39,556	\$39,556
R0426443	\$39,556	\$39,556	\$39,556
R0426444	\$39,556	\$39,556	\$39,556
R0426445	\$39,556	\$39,556	\$39,556
R0426446	\$39,556	\$39,556	\$39,556
R0426447	\$39,556	\$39,556	\$39,556
R0426448	\$39,556	\$39,556	\$39,556
R0426449	\$39,556	\$39,556	\$39,556
R0426450	\$39,556	\$39,556	\$39,556
R0426451	\$39,556	\$39,556	\$39,556
R0412307	\$35,000	\$35,000	\$35,000
R0412308	\$35,000	\$35,000	\$35,000
R0412309	\$35,000	\$35,000	\$35,000
R0412310	\$35,000	\$35,000	\$35,000
R0412311	\$35,000	\$35,000	\$35,000
R0412312	\$35,000	\$35,000	\$35,000
R0412345	\$35,000	\$35,000	\$35,000
R0412346	\$35,000	\$35,000	\$35,000
R0412350	\$35,000	\$35,000	\$35,000
R0412351	\$35,000	\$35,000	\$35,000
R0412354	\$35,000	\$35,000	\$35,000
R0412363	\$35,000	\$35,000	\$35,000
R0412366	\$35,000	\$35,000	\$35,000
R0412367	\$35,000	\$35,000	\$35,000
R0411772	\$35,000	\$35,000	\$35,000

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0411773	\$35,000	\$35,000	\$35,000
R0411775	\$35,000	\$35,000	\$35,000
R0411776	\$35,000	\$35,000	\$35,000
R0411777	\$35,000	\$35,000	\$35,000
R0411778	\$35,000	\$35,000	\$35,000
R0411841	\$35,000	\$35,000	\$35,000
R0411842	\$35,000	\$35,000	\$35,000
R0411843	\$35,000	\$35,000	\$35,000
R0411844	\$35,000	\$35,000	\$35,000
R0411845	\$35,000	\$35,000	\$35,000
R0411846	\$35,000	\$35,000	\$35,000
R0411847	\$35,000	\$35,000	\$35,000
R0411848	\$35,000	\$35,000	\$35,000
R0411849	\$35,000	\$35,000	\$35,000
R0411850	\$35,000	\$35,000	\$35,000
R0411851	\$35,000	\$35,000	\$35,000
R0411852	\$35,000	\$35,000	\$35,000
R0411853	\$35,000	\$35,000	\$35,000
R0411854	\$35,000	\$35,000	\$35,000
R0411855	\$35,000	\$35,000	\$35,000
R0411856	\$35,000	\$35,000	\$35,000
R0411863	\$35,000	\$35,000	\$35,000
R0411864	\$35,000	\$35,000	\$35,000
R0411865	\$35,000	\$35,000	\$35,000
R0411866	\$35,000	\$35,000	\$35,000
R0411867	\$35,000	\$35,000	\$35,000
R0411868	\$35,000	\$35,000	\$35,000
R0411869	\$35,000	\$35,000	\$35,000
R0411870	\$35,000	\$35,000	\$35,000
R0411871	\$35,000	\$35,000	\$35,000
R0416177	\$43,671	\$43,671	\$43,671
R0416178	\$43,671	\$43,671	\$43,671
R0416179	\$43,671	\$43,671	\$43,671
R0416180	\$43,671	\$43,671	\$43,671
R0416181	\$43,671	\$43,671	\$43,671
R0416182	\$43,671	\$43,671	\$43,671
R0416183	\$43,671	\$43,671	\$43,671
R0416184	\$43,671	\$43,671	\$43,671
R0416185	\$43,671	\$43,671	\$43,671
R0416186	\$43,671	\$43,671	\$43,671
R0416187	\$43,671	\$43,671	\$43,671
R0416194	\$43,671	\$43,671	\$43,671
R0416195	\$43,671	\$43,671	\$43,671
R0416296	\$43,671	\$43,671	\$43,671
R0416305	\$43,671	\$43,671	\$43,671

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0416307	\$43,671	\$43,671	\$43,671
R0416309	\$43,671	\$43,671	\$43,671
R0416311	\$43,671	\$43,671	\$43,671
R0416313	\$43,671	\$43,671	\$43,671
R0416315	\$43,671	\$43,671	\$43,671
R0416317	\$43,671	\$43,671	\$43,671
R0416319	\$43,671	\$43,671	\$43,671
R0416322	\$43,671	\$43,671	\$43,671
R0416325	\$43,671	\$43,671	\$43,671
R0416327	\$43,671	\$43,671	\$43,671
R0416329	\$43,671	\$43,671	\$43,671
R0416330	\$43,671	\$43,671	\$43,671
R0416332	\$43,671	\$43,671	\$43,671
R0416335	\$43,671	\$43,671	\$43,671
R0416337	\$43,671	\$43,671	\$43,671
R0416465	\$43,671	\$43,671	\$43,671
R0416466	\$43,671	\$43,671	\$43,671
R0416467	\$43,671	\$43,671	\$43,671
R0416468	\$43,671	\$43,671	\$43,671
R0416469	\$43,671	\$43,671	\$43,671
R0416470	\$43,671	\$43,671	\$43,671
R0416497	\$43,671	\$43,671	\$43,671
R0416498	\$43,671	\$43,671	\$43,671
R0416499	\$43,671	\$43,671	\$43,671
R0416500	\$43,671	\$43,671	\$43,671
R0416501	\$43,671	\$43,671	\$43,671
R0416502	\$43,671	\$43,671	\$43,671
R0416503	\$43,671	\$43,671	\$43,671
R0416504	\$43,671	\$43,671	\$43,671
R0416505	\$43,671	\$43,671	\$43,671
R0416506	\$43,671	\$43,671	\$43,671
R0416513	\$43,671	\$43,671	\$43,671
R0410011	\$62,344	\$62,344	\$62,344
R0410015	\$62,344	\$62,344	\$62,344
R0410020	\$62,344	\$62,344	\$62,344
R0410023	\$62,344	\$62,344	\$62,344
R0410024	\$62,344	\$62,344	\$62,344
R0410025	\$62,344	\$62,344	\$62,344
R0410026	\$62,344	\$62,344	\$62,344
R0410027	\$62,344	\$62,344	\$62,344