

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43952</b>
Petitioner: <b>SHEA HOMES LIMITED PARTNERSHIP,</b>  v.  Respondent: <b>DOUGLAS 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.: R0444019+2**  
  
**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:  
  

**Total Value:            \$3,158,139**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 7th day of June 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

June 6, 2006

*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

*Keela Steele*

Keela Steele



**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:

Michelle B. Gombas  
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](mailto:attorney@douglas.co.us)  
Atty. Reg. #: 30037

Docket Number: 43952

Schedule Nos.:

**R0444019+2**

2006 JUN -6 AM 11:09

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**STIPULATION (As to Tax Year 2004 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2004 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 2004.

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 2004 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 2004.


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

Further review of market sales information on comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 1, 2006 at 8:30 a.m. be vacated.

DATED this 2nd day of June, 2006.

*TED*  
  
THOMAS E. DOWNEY, JR., #9686  
Attorney for Petitioner  
Downey & Knickrehm, P.C.  
The Cass House  
733 East Eighth Avenue  
Denver, CO 80203  
303-813-1111

  
MICHELLE B. GOMBAS, #30037  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 43952

DOCKET NO. 43952

ATTACHMENT A

<b>PARCEL #</b>		<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0444019	Land	\$720,000	\$720,000	\$480,000
R0444018	Land	\$840,000	\$840,000	\$560,000
	Improvement	\$438,161	\$438,161	\$438,161
	Total	\$1,278,161	\$1,278,161	\$998,161
R0443944	Land	\$1,200,000	\$1,200,000	\$800,000
	Improvement	\$879,978	\$879,978	\$879,978
	Total	\$2,079,978	\$2,079,978	\$1,679,978