

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43966
Petitioner: SHEA HOMES LIMITED PARTNERSHIP, v. Respondent: DOUGLAS 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.: R0443895+207

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: \$6,454,121

(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 27th day of July 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

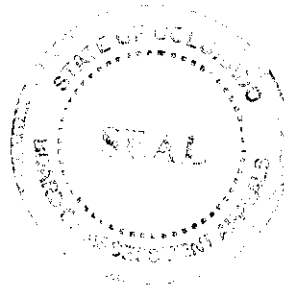
July 26, 2006

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
Atty. Reg. #: 30037

Docket Number: **43966**

Schedule Nos.:
R0426345+207

2006 JUL 21 PM 12: 24

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. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14th day of July, 2006.


THOMAS E. DOWNEY, JR., #9686

Attorney for Petitioner
Downey & Associates, P.C.
383 Inverness Parkway, Suite 300
Englewood, CO 80112
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 43966

DOCKET NO. 43966

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0426345	\$60,000	\$60,000	\$60,000
R0426346	\$60,000	\$60,000	\$60,000
R0426347	\$60,000	\$60,000	\$60,000
R0426247	\$43,000	\$43,000	\$43,000
R0426249	\$43,000	\$43,000	\$43,000
R0426235	\$43,000	\$43,000	\$43,000
R0414976	\$131,151	\$131,151	\$131,151
R0414979	\$131,151	\$131,151	\$131,151
R0414980	\$131,151	\$131,151	\$131,151
R0414981	\$131,151	\$131,151	\$131,151
R0414982	\$131,151	\$131,151	\$131,151
R0436045	\$36,771	\$36,771	\$36,771
R0436046	\$36,771	\$36,771	\$36,771
R0443880	\$33,845	\$33,845	\$28,806
R0443881	\$33,845	\$33,845	\$28,806
R0443882	\$38,922	\$38,922	\$33,127
R0443883	\$38,922	\$38,922	\$33,127
R0443884	\$33,845	\$33,845	\$28,806
R0443885	\$33,845	\$33,845	\$28,806
R0443886	\$38,922	\$38,922	\$33,127
R0443887	\$38,922	\$38,922	\$33,127
R0443888	\$33,845	\$33,845	\$28,806
R0443889	\$33,845	\$33,845	\$28,806
R0443890	\$38,922	\$38,922	\$33,127
R0443891	\$38,922	\$38,922	\$33,127
R0443892	\$38,922	\$38,922	\$33,127
R0443893	\$38,922	\$38,922	\$33,127
R0443893	\$38,922	\$38,922	\$33,127
R0443894	\$33,845	\$33,845	\$28,806
R0443895	\$33,845	\$33,845	\$28,806
R0443896	\$38,922	\$38,922	\$33,127
R0443897	\$38,922	\$38,922	\$33,127
R0443898	\$33,845	\$33,845	\$28,806
R0443900	\$33,845	\$33,845	\$28,806
R0443901	\$38,922	\$38,922	\$33,127
R0443902	\$38,922	\$38,922	\$33,127
R0443903	\$33,845	\$33,845	\$28,806
R0443905	\$33,845	\$33,845	\$28,806
R0443906	\$38,922	\$38,922	\$33,127
R0443907	\$38,922	\$38,922	\$33,127
R0443908	\$33,845	\$33,845	\$28,806
R0443909	\$33,845	\$33,845	\$28,806
R0443910	\$38,922	\$38,922	\$33,127

R0443911	\$38,922	\$38,922	\$33,127
----------	----------	----------	----------

DOCKET NO. 43966

Page 2

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0443912	\$33,845	\$33,845	\$28,806
R0443913	\$33,845	\$33,845	\$28,806
R0443914	\$33,845	\$33,845	\$28,806
R0443917	\$33,845	\$33,845	\$28,806
R0443918	\$38,922	\$38,922	\$33,127
R0443919	\$38,922	\$38,922	\$33,127
R0443920	\$33,845	\$33,845	\$28,806
R0444031	\$33,845	\$33,845	\$33,845
R0444032	\$33,845	\$33,845	\$33,845
R0444033	\$33,845	\$33,845	\$33,845
R0444034	\$33,845	\$33,845	\$33,845
R0444035	\$33,845	\$33,845	\$33,845
R0444036	\$33,845	\$33,845	\$33,845
R0444037	\$33,845	\$33,845	\$33,845
R0444038	\$33,845	\$33,845	\$33,845
R0443961	\$33,845	\$33,845	\$28,806
R0443962	\$33,845	\$33,845	\$28,806
R0443977	\$33,845	\$33,845	\$33,845
R0443978	\$33,845	\$33,845	\$33,845
R0443979	\$33,845	\$33,845	\$33,845
R0443980	\$38,922	\$38,922	\$38,922
R0443981	\$38,922	\$38,922	\$38,922
R0443982	\$33,845	\$33,845	\$33,845
R0443983	\$33,845	\$33,845	\$33,845
R0443984	\$38,922	\$38,922	\$38,922
R0443985	\$33,845	\$33,845	\$33,845
R0443986	\$33,845	\$33,845	\$33,845
R0443987	\$33,845	\$33,845	\$33,845
R0443988	\$33,845	\$33,845	\$33,845
R0443989	\$33,845	\$33,845	\$28,806
R0443990	\$38,922	\$38,922	\$33,127
R0443991	\$38,922	\$38,922	\$33,127
R0443992	\$33,845	\$33,845	\$28,806
R0443993	\$38,922	\$38,922	\$33,127
R0443994	\$38,922	\$38,922	\$33,127
R0443995	\$33,845	\$33,845	\$28,806
R0443996	\$33,845	\$33,845	\$28,806
R0443997	\$38,922	\$38,922	\$33,127
R0443998	\$38,922	\$38,922	\$33,127
R0443998	\$38,922	\$38,922	\$33,127
R0443999	\$33,845	\$33,845	\$28,806
R0444000	\$33,845	\$33,845	\$28,806
R0444001	\$33,845	\$33,845	\$28,806

R0444002	\$33,845	\$33,845	\$28,806
R0444003	\$38,922	\$38,922	\$33,127
R0444004	\$38,922	\$38,922	\$33,127

DOCKET NO. 43966

Page 3

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0444005	\$33,845	\$33,845	\$28,806
R0444006	\$33,845	\$33,845	\$28,806
R0444007	\$38,922	\$38,922	\$33,127
R0444008	\$38,922	\$38,922	\$33,127
R0444009	\$33,845	\$33,845	\$28,806
R0444010	\$33,845	\$33,845	\$28,806
R0444011	\$33,845	\$33,845	\$28,806
R0444012	\$38,922	\$38,922	\$33,127
R0444013	\$33,845	\$33,845	\$28,806
R0444014	\$33,845	\$33,845	\$28,806
R0444015	\$33,845	\$33,845	\$28,806
R0444288	\$24,417	\$24,417	\$24,417
R0444289	\$24,417	\$24,417	\$24,417
R0444290	\$24,417	\$24,417	\$24,417
R0444291	\$24,417	\$24,417	\$24,417
R0444292	\$24,417	\$24,417	\$24,417
R0444297	\$24,417	\$24,417	\$24,417
R0444298	\$24,417	\$24,417	\$24,417
R0444299	\$24,417	\$24,417	\$24,417
R0444300	\$24,417	\$24,417	\$24,417
R0444301	\$24,417	\$24,417	\$24,417
R0444302	\$24,417	\$24,417	\$24,417
R0444303	\$24,417	\$24,417	\$24,417
R0444440	\$24,417	\$24,417	\$24,417
R0444441	\$24,417	\$24,417	\$24,417
R0444442	\$24,417	\$24,417	\$24,417
R0444443	\$24,417	\$24,417	\$24,417
R0444445	\$24,417	\$24,417	\$24,417
R0444446	\$24,417	\$24,417	\$24,417
R0444447	\$24,417	\$24,417	\$24,417
R0444448	\$24,417	\$24,417	\$24,417
R0444449	\$24,417	\$24,417	\$24,417
R0444450	\$24,417	\$24,417	\$24,417
R0444451	\$28,080	\$28,080	\$28,080
R0444452	\$24,417	\$24,417	\$24,417
R0444453	\$28,080	\$28,080	\$28,080
R0444454	\$28,080	\$28,080	\$28,080
R0444455	\$28,080	\$28,080	\$28,080
R0444456	\$28,080	\$28,080	\$28,080
R0444457	\$24,417	\$24,417	\$24,417
R0444493	\$24,417	\$24,417	\$24,417

R0444494	\$24,417	\$24,417	\$24,417
R0444495	\$24,417	\$24,417	\$24,417
R0444496	\$24,417	\$24,417	\$24,417
R0444497	\$24,417	\$24,417	\$24,417
R0444498	\$24,417	\$24,417	\$24,417

DOCKET NO. 43966

Page 4

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0444499	\$24,417	\$24,417	\$24,417
R0444500	\$24,417	\$24,417	\$24,417
R0444501	\$24,417	\$24,417	\$24,417
R0444502	\$24,417	\$24,417	\$24,417
R0444503	\$24,417	\$24,417	\$24,417
R0444506	\$24,417	\$24,417	\$24,417
R0444507	\$24,417	\$24,417	\$24,417
R0444508	\$24,417	\$24,417	\$24,417
R0444509	\$24,417	\$24,417	\$24,417
R0444510	\$24,417	\$24,417	\$24,417
R0444511	\$24,417	\$24,417	\$24,417
R0444513	\$24,417	\$24,417	\$24,417
R0444514	\$24,417	\$24,417	\$24,417
R0444515	\$24,417	\$24,417	\$24,417
R0444516	\$24,417	\$24,417	\$24,417
R0444517	\$24,417	\$24,417	\$24,417
R0444518	\$24,417	\$24,417	\$24,417
R0444519	\$24,417	\$24,417	\$24,417
R0444520	\$24,417	\$24,417	\$24,417
R0444521	\$24,417	\$24,417	\$24,417
R0444522	\$24,417	\$24,417	\$24,417
R0444523	\$24,417	\$24,417	\$24,417
R0444524	\$24,417	\$24,417	\$24,417
R0444528	\$24,417	\$24,417	\$24,417
R0444529	\$24,417	\$24,417	\$24,417
R0444530	\$24,417	\$24,417	\$24,417
R0444647	\$24,417	\$24,417	\$24,417
R0444648	\$24,417	\$24,417	\$24,417
R0444649	\$24,417	\$24,417	\$24,417
R0444650	\$24,417	\$24,417	\$24,417
R0444651	\$24,417	\$24,417	\$24,417
R0444652	\$24,417	\$24,417	\$24,417
R0444654	\$24,417	\$24,417	\$24,417
R0444655	\$24,417	\$24,417	\$24,417
R0444656	\$24,417	\$24,417	\$24,417
R0444657	\$24,417	\$24,417	\$24,417
R0444658	\$24,417	\$24,417	\$24,417
R0444659	\$24,417	\$24,417	\$24,417
R0444660	\$24,417	\$24,417	\$24,417

R0444662	\$24,417	\$24,417	\$24,417
R0444663	\$24,417	\$24,417	\$24,417
R0444664	\$24,417	\$24,417	\$24,417
R0444665	\$24,417	\$24,417	\$24,417
R0444666	\$24,417	\$24,417	\$24,417
R0444667	\$24,417	\$24,417	\$24,417
R0444668	\$24,417	\$24,417	\$24,417

DOCKET NO. 43966

Page 5

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0444669	\$24,417	\$24,417	\$24,417
R0444670	\$24,417	\$24,417	\$24,417
R0444672	\$24,417	\$24,417	\$24,417
R0444674	\$24,417	\$24,417	\$24,417
R0444675	\$24,417	\$24,417	\$24,417
R0444676	\$24,417	\$24,417	\$24,417
R0444677	\$24,417	\$24,417	\$24,417
R0444678	\$24,417	\$24,417	\$24,417
R0444679	\$24,417	\$24,417	\$24,417
R0444680	\$24,417	\$24,417	\$24,417
R0444681	\$24,417	\$24,417	\$24,417
R0444703	\$24,417	\$24,417	\$24,417
R0444704	\$24,417	\$24,417	\$24,417
R0444714	\$24,417	\$24,417	\$24,417
R0444715	\$24,417	\$24,417	\$24,417
R0444716	\$24,417	\$24,417	\$24,417
R0444721	\$24,417	\$24,417	\$24,417
R0444722	\$24,417	\$24,417	\$24,417
R0444723	\$24,417	\$24,417	\$24,417
R0444724	\$24,417	\$24,417	\$24,417
R0451140	\$24,417	\$24,417	\$24,417
R0451141	\$24,417	\$24,417	\$24,417
R0451142	\$24,417	\$24,417	\$24,417
R0451143	\$24,417	\$24,417	\$24,417
R0451144	\$24,417	\$24,417	\$24,417
R0451145	\$24,417	\$24,417	\$24,417
GRAND TOTAL	\$6,820,209	\$6,820,209	\$6,454,121