

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44065</b>
Petitioner: <b>BEAZER HOMES,</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.: R0436623+12**

**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:            \$1,369,957**

(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 23rd day of August 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

August 22, 2006

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Keela Steele*

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Keela Steele



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**BEAZER HOMES,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Assistant County Attorney  
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Atty. Reg. #: 30037

Docket Number: **44065**

Schedule Nos.:  
**R0436623+12**

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STATE OF COLORADO  
COUNTY OF DOUGLAS

**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.

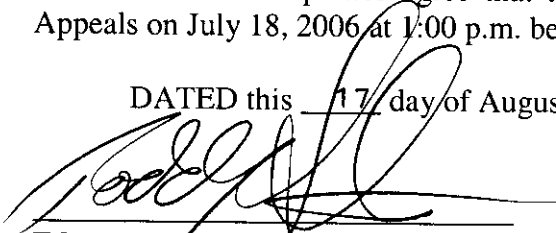
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2004.

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

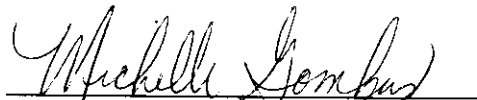
Further review of specific issues regarding present worth calculations and absorption rates from comparable subdivisions warranted an adjustment to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 18, 2006 at 1:00 p.m. be vacated

DATED this 17 day of August, 2006.



TODD J. STEVENS  
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Stevens & Associates Cost Reduction  
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BOARD OF EQUALIZATION  
100 Third Street  
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303-660-7414

Docket Number 44065

DOCKET NO. 44065

ATTACHMENT A

<b>PARCEL #</b>	<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0436623	\$170,991	\$170,991	\$144,206
R0436624	\$170,991	\$170,991	\$144,206
R0436633	\$115,905	\$115,905	\$72,103
R0436634	\$115,905	\$115,905	\$72,103
R0436638	\$115,905	\$115,905	\$72,103
R0436639	\$115,905	\$115,905	\$72,103
R0436640	\$115,905	\$115,905	\$72,103
R0436641	\$115,905	\$115,905	\$72,103
R0436642	\$115,905	\$115,905	\$72,103
R0436653	\$170,991	\$170,991	\$144,206
R0436654	\$170,991	\$170,991	\$144,206
R0436656	\$170,991	\$170,991	\$144,206
R0436664	\$170,991	\$170,991	\$144,206