

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44111
Petitioner: INFINITY COMMUNITIES & AFFILATES, 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.: R0425126+28

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: \$2,934,183

(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 11th day of August 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 10, 2006

Karen E Hart

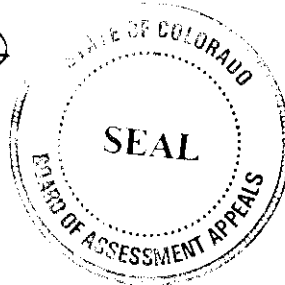
Karen E. Hart

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



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

INFINITY COMMUNITIES & AFFILIATES,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **44111**

Schedule Nos.:
R0425126+28

2006 AUG 10 PM 12: 14

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. Six of the accounts listed have been changed as of 7/1/2004 from residential vacant land classification to residential improved land classification due to "New Growth" procedures as established by House Bill 1006. This appeal and the identified accounts involved in this appeal are associated with the May, 2004 protest of vacant land value. Therefore, the identified issue is that of the land value only for 2004 for this appeal. Additional 7/1/2004 "New Growth" building

improvement value will be added to these land values for a final total 2004 actual value. The 7/1/2004 "New Growth" building improvement values are not a part of this appeal.

The six accounts with 7/1/2004 "New Growth" are listed as follows:

R0439358
R0439399
R0441636
R0441637
R0441642
R0441657

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.

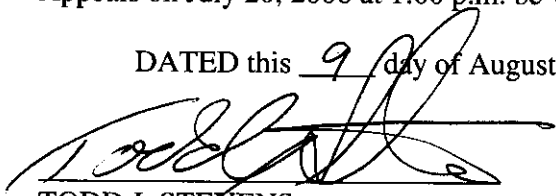
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2004.

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

Reductions were made based on the 2003 BAA Order and applying intervening year methodology.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 20, 2006 at 1:00 p.m. be vacated.

DATED this 9 day of August, 2006.



TODD J. STEVENS
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BOARD OF EQUALIZATION
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Docket Number 44111

Docket No. 44111

ATTACHMENT A

PARCEL #	CLASSIFICATION	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0425126	Residential Vacant Land	\$177,960	\$177,960	\$101,121
R0425127	Residential Vacant Land	\$177,960	\$177,960	\$101,121
R0439358	Residential Improved Land	\$154,748	\$154,748	\$125,000
R0439360	Residential Vacant Land	\$154,748	\$154,748	\$101,121
R0439365	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0439399	Residential Improved Land	\$220,000	\$220,000	\$125,000
R0439401	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0439402	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441634	Residential Vacant Land	\$177,960	\$177,960	\$101,121
R0441635	Residential Vacant Land	\$177,960	\$177,960	\$101,121
R0441636	Residential Improved Land	\$177,960	\$177,960	\$143,750
R0441637	Residential Improved Land	\$177,960	\$177,960	\$143,750
R0441638	Residential Vacant Land	\$177,960	\$177,960	\$101,121
R0441639	Residential Vacant Land	\$177,960	\$177,960	\$101,121
R0441641	Residential Vacant Land	\$177,960	\$177,960	\$101,121
R0441642	Residential Improved Land	\$177,960	\$177,960	\$143,750
R0441648	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441649	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441650	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441651	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441652	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441653	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441654	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441655	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441656	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441657	Residential Improved Land	\$154,748	\$154,748	\$125,000
R0441658	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441659	Residential Vacant Land	\$154,748	\$154,748	\$87,931
R0441661	Residential Vacant Land	\$154,748	\$154,748	\$87,931