

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45115
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.: R0443898+128

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$5,231,574
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 30th day of January 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 30, 2008

Karen E Hart

Karen E. Hart

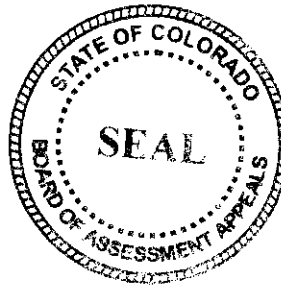
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Toni Rigirosso

Toni Rigirosso



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

SHEA HOMES LIMITED PARTNERSHIP,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Senior Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
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Atty. Reg. #: 30037

Docket Number: **45115**

Schedule Nos.:

R0443898+128

2008 JAN 29 PM 1:17

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (As to Tax Year 2005 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 2005.

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 2005 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 2005.

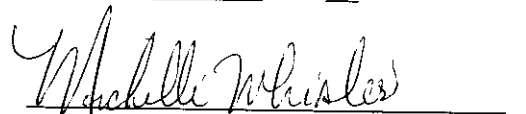
7. Brief Narrative as to why the reductions were made:

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 November 5, 2007 at 8:30 a.m. be vacated.

DATED this 7th day of January, 2008.


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MICHELLE B. WHISLER, #30037
Senior Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
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303-660-7414

Docket Number 45115

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0429592	\$54,000	\$54,000	\$54,000
R0429603	\$54,000	\$54,000	\$54,000
R0443880	\$45,932	\$45,932	\$34,024
R0443881	\$45,932	\$45,932	\$34,024
R0443882	\$45,932	\$45,932	\$34,024
R0443883	\$45,932	\$45,932	\$34,024
R0443884	\$45,932	\$45,932	\$34,024
R0443885	\$45,932	\$45,932	\$34,024
R0443886	\$45,932	\$45,932	\$34,024
R0443887	\$45,932	\$45,932	\$34,024
R0443888	\$45,932	\$45,932	\$34,024
R0443889	\$45,932	\$45,932	\$34,024
R0443890	\$45,932	\$45,932	\$34,024
R0443891	\$45,932	\$45,932	\$34,024
R0443892	\$45,932	\$45,932	\$34,024
R0443893	\$45,932	\$45,932	\$34,024
R0443894	\$45,932	\$45,932	\$34,024
R0443895	\$45,932	\$45,932	\$45,932
R0443896	\$45,932	\$45,932	\$45,932
R0443897	\$45,932	\$45,932	\$45,932
R0443898	\$45,932	\$45,932	\$45,932
R0443900	\$45,932	\$45,932	\$45,932
R0443901	\$45,932	\$45,932	\$45,932
R0443903	\$45,932	\$45,932	\$45,932
R0443961	\$45,932	\$45,932	\$34,024
R0443962	\$45,932	\$45,932	\$34,024
R0444000	\$45,932	\$45,932	\$45,932
R0444001	\$45,932	\$45,932	\$45,932
R0444002	\$45,932	\$45,932	\$45,932
R0444003	\$45,932	\$45,932	\$45,932
R0444005	\$45,932	\$45,932	\$45,932
R0444006	\$45,932	\$45,932	\$45,932
R0444007	\$45,932	\$45,932	\$45,932
R0444008	\$45,932	\$45,932	\$45,932
R0444009	\$45,932	\$45,932	\$45,932
R0444010	\$45,932	\$45,932	\$45,932
R0444011	\$45,932	\$45,932	\$45,932
R0444012	\$45,932	\$45,932	\$45,932
R0444013	\$45,932	\$45,932	\$45,932
R0444014	\$45,932	\$45,932	\$45,932
R0444015	\$45,932	\$45,932	\$45,932
R0453086	\$41,440	\$41,440	\$39,521
R0453087	\$41,440	\$41,440	\$39,521
R0453088	\$41,440	\$41,440	\$39,521

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0453089	\$41,440	\$41,440	\$39,521
R0453090	\$41,440	\$41,440	\$39,521
R0453091	\$41,440	\$41,440	\$39,521
R0453092	\$41,440	\$41,440	\$39,521
R0453093	\$41,440	\$41,440	\$39,521
R0453094	\$41,440	\$41,440	\$39,521
R0453126	\$41,440	\$41,440	\$39,521
R0453127	\$41,440	\$41,440	\$39,521
R0453128	\$41,440	\$41,440	\$39,521
R0453129	\$41,440	\$41,440	\$39,521
R0453134	\$41,440	\$41,440	\$41,440
R0453135	\$41,440	\$41,440	\$41,440
R0453136	\$41,440	\$41,440	\$39,521
R0453137	\$41,440	\$41,440	\$39,521
R0453138	\$41,440	\$41,440	\$39,521
R0453139	\$41,440	\$41,440	\$39,521
R0453140	\$41,440	\$41,440	\$39,521
R0453141	\$41,440	\$41,440	\$39,521
R0453142	\$41,440	\$41,440	\$39,521
R0453144	\$41,440	\$41,440	\$39,521
R0453145	\$41,440	\$41,440	\$39,521
R0453146	\$41,440	\$41,440	\$39,521
R0453147	\$41,440	\$41,440	\$39,521
R0453148	\$41,440	\$41,440	\$41,440
R0453149	\$41,440	\$41,440	\$41,440
R0453150	\$41,440	\$41,440	\$41,440
R0453151	\$41,440	\$41,440	\$41,440
R0453152	\$41,440	\$41,440	\$41,440
R0453153	\$41,440	\$41,440	\$41,440
R0453154	\$41,440	\$41,440	\$41,440
R0453155	\$41,440	\$41,440	\$41,440
R0453156	\$41,440	\$41,440	\$41,440
R0453157	\$41,440	\$41,440	\$41,440
R0453158	\$41,440	\$41,440	\$41,440
R0453159	\$41,440	\$41,440	\$41,440
R0453160	\$41,440	\$41,440	\$41,440
R0453161	\$41,440	\$41,440	\$41,440
R0453162	\$41,440	\$41,440	\$41,440
R0453163	\$41,440	\$41,440	\$41,440
R0453164	\$41,440	\$41,440	\$41,440
R0453165	\$41,440	\$41,440	\$41,440
R0453166	\$41,440	\$41,440	\$41,440
R0453167	\$41,440	\$41,440	\$41,440
R0453168	\$41,440	\$41,440	\$41,440
R0453169	\$41,440	\$41,440	\$41,440
R0453170	\$41,440	\$41,440	\$41,440

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0453181	\$41,440	\$41,440	\$41,440
R0453182	\$41,440	\$41,440	\$41,440
R0453183	\$41,440	\$41,440	\$41,440
R0453184	\$41,440	\$41,440	\$41,440
R0453185	\$41,440	\$41,440	\$41,440
R0453186	\$41,440	\$41,440	\$41,440
R0453187	\$41,440	\$41,440	\$41,440
R0453188	\$41,440	\$41,440	\$41,440
R0453189	\$41,440	\$41,440	\$41,440
R0453190	\$41,440	\$41,440	\$41,440
R0453191	\$41,440	\$41,440	\$41,440
R0453192	\$41,440	\$41,440	\$41,440
R0453193	\$41,440	\$41,440	\$41,440
R0453238	\$41,440	\$41,440	\$41,440
R0453239	\$41,440	\$41,440	\$41,440
R0453240	\$41,440	\$41,440	\$41,440
R0453241	\$41,440	\$41,440	\$41,440
R0453242	\$41,440	\$41,440	\$41,440
R0453243	\$41,440	\$41,440	\$41,440
R0453244	\$41,440	\$41,440	\$41,440
R0453245	\$41,440	\$41,440	\$41,440
R0453246	\$41,440	\$41,440	\$41,440
R0453247	\$41,440	\$41,440	\$41,440
R0453248	\$41,440	\$41,440	\$41,440
R0453249	\$41,440	\$41,440	\$41,440
R0453250	\$41,440	\$41,440	\$39,521
R0453251	\$41,440	\$41,440	\$385
R0453252	\$41,440	\$41,440	\$41,440
R0453253	\$41,440	\$41,440	\$39,521
R0453254	\$41,440	\$41,440	\$39,521
R0453255	\$41,440	\$41,440	\$39,521
R0453256	\$41,440	\$41,440	\$39,521
R0453257	\$41,440	\$41,440	\$39,521
R0453258	\$41,440	\$41,440	\$39,521
R0453259	\$41,440	\$41,440	\$39,521
R0453260	\$41,440	\$41,440	\$39,521
R0453261	\$41,440	\$41,440	\$39,521
R0453262	\$41,440	\$41,440	\$39,521
R0453263	\$41,440	\$41,440	\$39,521

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45318
Petitioner: TGS REALTY, INC., 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.: R0377496+6

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$62,000,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 30th day of January 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 30, 2008

Karen E Hart

Karen E. Hart

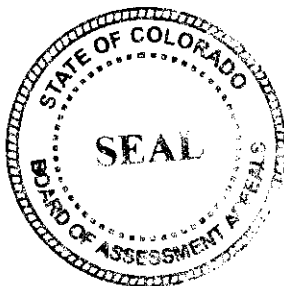
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Toni Rigirosz

Toni Rigirosz



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

TGS REALTY, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **45318**

Schedule Nos.:
R0377496+6

2008 JAN 29 PM 1:18

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (As to Tax Year 2005 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.

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 2005 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 2005.

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

Additional review and analysis of actual leases, rent rolls, income and expense statements as they related to the base period warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 6, 2007 at 8:30 a.m. be vacated.

DATED this 2nd day of ~~December, 2007.~~
January, 2008.



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

Docket Number 45318

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0377496	Land	\$2,707,202	\$2,707,202	\$2,707,202
	Improvements	\$9,462,020	\$9,462,020	\$8,668,761
	Total	\$12,169,222	\$12,169,222	\$11,375,963
R0401220	Land	\$6,372,828	\$6,372,828	\$6,372,828
	Improvements	\$18,627,172	\$18,627,172	\$17,709,391
	Total	\$25,000,000	\$25,000,000	\$24,082,219
R0401222	Land	\$3,952,068	\$3,952,068	\$3,952,068
	Improvements	\$25,161,682	\$25,161,682	\$19,421,631
	Total	\$29,113,750	\$29,113,750	\$23,373,699
R0401223	Land	\$692,473	\$692,473	\$692,473
R0401224	Land	\$304,920	\$304,920	\$304,920
R0401225	Land	\$42,384	\$42,384	\$42,384
R0401226	Land	\$2,128,342	\$2,128,342	\$2,128,342