

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45625
Petitioner: VILLAGE HOMES OF COLORADO, 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.: R0424725+39

Category: Valuation Property Type: Vacant Land
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: \$2,771,887

(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 7th day of May 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 6, 2008

Karen E Hart

Karen E. Hart

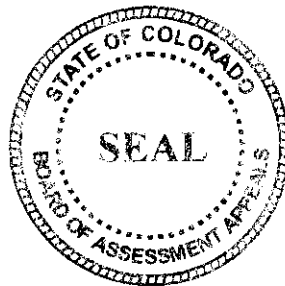
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

VILLAGE HOMES, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Douglas County, Colorado
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Atty. Reg. #: 30037

Docket Number: **45625**

Schedule Nos.:
R0424725+39

2008 MAY -5 PM 1:21

STATE OF COLORADO
DEPARTMENT OF REVENUE

STIPULATION (As to Tax Year 2005 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 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.

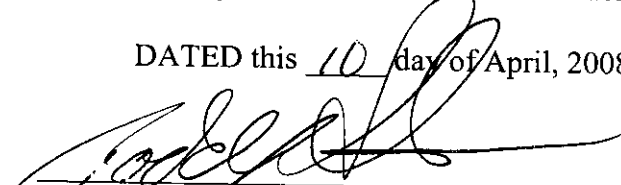
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2005.

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 April 1, 2008 at 8:30 a.m. be vacated.

DATED this 10 day of April, 2008.



TODD J. STEVENS
Agent for Petitioner
Stevens & Associates Cost Reduction
Specialists, Inc.
640 Plaza Drive, Suite 290
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303-347-1878



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

Docket Number 45625

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0421553	\$83,146	\$83,146	\$54,000
R0421557	\$83,146	\$83,146	\$54,000
R0421562	\$83,146	\$83,146	\$54,000
R0421563	\$83,146	\$83,146	\$83,146
R0421565	\$83,146	\$83,146	\$54,000
R0421567	\$83,146	\$83,146	\$83,146
R0421568	\$83,146	\$83,146	\$54,000
R0421569	\$83,146	\$83,146	\$54,000
R0421570	\$83,146	\$83,146	\$54,000
R0421571	\$83,146	\$83,146	\$54,000
R0421572	\$83,146	\$83,146	\$83,146
R0421574	\$83,146	\$83,146	\$83,146
R0421577	\$83,146	\$83,146	\$83,146
R0421605	\$83,146	\$83,146	\$83,146
R0421606	\$83,146	\$83,146	\$83,146
R0421623	\$83,146	\$83,146	\$83,146
R0421827	\$83,146	\$83,146	\$54,000
R0421869	\$72,301	\$72,301	\$54,000
R0421877	\$72,301	\$72,301	\$54,000
R0421880	\$72,301	\$72,301	\$54,000
R0421883	\$72,301	\$72,301	\$72,301
R0424591	\$72,301	\$72,301	\$72,301
R0424592	\$72,301	\$72,301	\$72,301
R0424593	\$72,301	\$72,301	\$72,301
R0424594	\$72,301	\$72,301	\$72,301
R0424595	\$72,301	\$72,301	\$72,301
R0424596	\$72,301	\$72,301	\$72,301
R0424597	\$72,301	\$72,301	\$72,301
R0424598	\$72,301	\$72,301	\$72,301
R0424599	\$85,000	\$85,000	\$85,000
R0424601	\$72,301	\$72,301	\$72,301
R0424662	\$72,301	\$72,301	\$72,301
R0424724	\$72,301	\$72,301	\$72,301
R0424725	\$72,301	\$72,301	\$72,301
R0424726	\$72,301	\$72,301	\$72,301
R0424727	\$72,301	\$72,301	\$72,301
R0424728	\$72,301	\$72,301	\$72,301
R0424729	\$72,301	\$72,301	\$72,301
R0424730	\$72,301	\$72,301	\$72,301
R0424731	\$72,301	\$72,301	\$72,301