

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46788
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.: R0463201+81

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$3,772,413
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2006 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

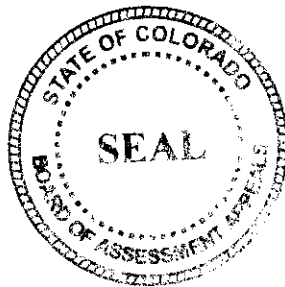
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Toni Rigirotzi

Toni Rigirotzi



**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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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number: 46788 7

Schedule Nos.:
R0463201+81

STIPULATION (As to Tax Year 2006 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2006 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 2006.

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 2006 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 2006.

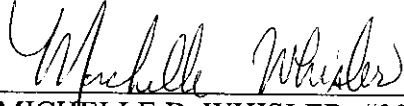
7. Brief Narrative as to why the reductions were made:

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 December 4, 2007 at 1:00 p.m. be vacated.

DATED this 28th day of December, 2007.


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

Docket Number 46788

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0463201	\$45,932	\$45,932	\$43,806
R0463202	\$52,822	\$52,822	\$50,377
R0463203	\$52,822	\$52,822	\$50,377
R0463204	\$52,822	\$52,822	\$50,377
R0463205	\$52,822	\$52,822	\$50,377
R0463206	\$52,822	\$52,822	\$50,377
R0463207	\$52,822	\$52,822	\$50,377
R0463208	\$52,822	\$52,822	\$50,377
R0463209	\$45,932	\$45,932	\$43,806
R0463210	\$52,822	\$52,822	\$50,377
R0463211	\$52,822	\$52,822	\$50,377
R0463229	\$45,932	\$45,932	\$45,932
R0463230	\$45,932	\$45,932	\$45,932
R0463231	\$45,932	\$45,932	\$45,932
R0463232	\$45,932	\$45,932	\$45,932
R0463233	\$45,932	\$45,932	\$45,932
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R0463237	\$45,932	\$45,932	\$45,932
R0463238	\$45,932	\$45,932	\$45,932
R0463239	\$45,932	\$45,932	\$45,932
R0463240	\$45,932	\$45,932	\$45,932
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R0463261	\$45,932	\$45,932	\$45,932
R0463262	\$45,932	\$45,932	\$45,932
R0436263	\$45,932	\$45,932	\$45,932
R0463264	\$45,932	\$45,932	\$45,932
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R0463269	\$45,932	\$45,932	\$45,932
R0463270	\$45,932	\$45,932	\$45,932
R0463271	\$45,932	\$45,932	\$45,932
R0463272	\$45,932	\$45,932	\$45,932
R0463273	\$45,932	\$45,932	\$45,932
R0463274	\$45,932	\$45,932	\$45,932
R0463275	\$45,932	\$45,932	\$45,932
R0463276	\$45,932	\$45,932	\$45,932

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0463277	\$45,932	\$45,932	\$43,806
R0463278	\$45,932	\$45,932	\$43,806
R0463279	\$45,932	\$45,932	\$43,806
R0463280	\$45,932	\$45,932	\$43,806
R0463281	\$45,932	\$45,932	\$43,806
R0463282	\$45,932	\$45,932	\$43,806
R0463284	\$45,932	\$45,932	\$45,932
R0463285	\$45,932	\$45,932	\$45,932
R0463286	\$45,932	\$45,932	\$45,932
R0463287	\$45,932	\$45,932	\$45,932
R0463288	\$45,932	\$45,932	\$45,932
R0463289	\$45,932	\$45,932	\$45,932
R0463290	\$45,932	\$45,932	\$45,932
R0463291	\$45,932	\$45,932	\$45,932
R0463292	\$45,932	\$45,932	\$43,806
R0463293	\$45,932	\$45,932	\$43,806
R0463294	\$45,932	\$45,932	\$43,806
R0463295	\$45,932	\$45,932	\$43,806
R0463296	\$45,932	\$45,932	\$43,806
R0463297	\$45,932	\$45,932	\$43,806
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R0463299	\$45,932	\$45,932	\$43,806
R0463300	\$45,932	\$45,932	\$45,932
R0463301	\$45,932	\$45,932	\$45,932
R0463302	\$45,932	\$45,932	\$45,932
R0463303	\$45,932	\$45,932	\$45,932
R0463304	\$45,932	\$45,932	\$45,932
R0463305	\$45,932	\$45,932	\$45,932
R0463306	\$45,932	\$45,932	\$45,932
R0463307	\$45,932	\$45,932	\$45,932
R0463308	\$45,932	\$45,932	\$45,932
R0463309	\$45,932	\$45,932	\$45,932
R0463310	\$45,932	\$45,932	\$45,932
R0463311	\$45,932	\$45,932	\$45,932
R0463312	\$45,932	\$45,932	\$45,932
R0463313	\$45,932	\$45,932	\$45,932
R0463314	\$45,932	\$45,932	\$45,932
R0463315	\$45,932	\$45,932	\$45,932