

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48279
Petitioner: SHEA HOMES LIMITED PARTNERSHIP, v. Respondent: ADAMS 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.: R0144204+176

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$806,873
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 26th day of September 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 25, 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 Rigiroszi

Toni Rigiroszi



2008 SEP 27 PM 1:35

BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 48279 Multiple County Parcel Numbers: As set forth in the attached.
Petitioner(s): SHEA HOMES LIMITED PARTNERSHIP, Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer M. Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Tax Year 2007 Actual Value)	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:


1. The properties subject to this Stipulation are described as set forth in the County Parcel Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as Vacant Land/Residential properties.
3. Shea Homes LP Attachment reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2007.
4. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2007 actual values of the subject properties, as shown on Shea Homes LP Attachment.

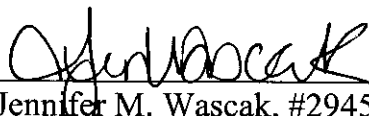
5. The valuations, as established on Shea Homes LP Attachment, shall be binding with respect to only tax year 2007.

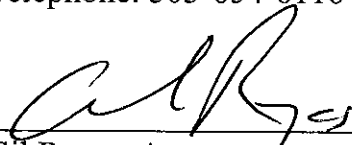
6. Brief narrative as to why the reductions were made: Reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 2, 2008 at the hour of 1:00 p.m. be vacated.

Dated this 23rd day of September, 2008.


Thomas E. Downey Jr. Esq.
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Englewood, CO 80112


Jennifer M. Wascak, #29457
Deputy County Attorney for Respondent
450 S. 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6116


Gil Reyes, Assessor
450 S. 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6038

Docket Number: 48279

Shea Homes LP Attachment

<u>Parcel #</u>	<u>CBOE Value</u>	<u>Requested Value</u>	<u>Filing #</u>	<u>Stipulated 2007 Value</u>	<u>Adjustment</u>
R0144204	\$57,000	\$36,000	1	\$ 57,000	\$0
R0144199	\$57,000	\$36,000	1	\$ 57,000	\$0
R0144203	\$57,000	\$36,000	1	\$ 57,000	\$0
R0144205	\$57,000	\$36,000	1	\$ 57,000	\$0
R0162857	\$87,110	\$80,000	8	\$ 81,777	\$5,333
R0162884	\$87,110	\$80,000	8	\$ 81,777	\$5,333
R0162876	\$87,110	\$80,000	8	\$ 81,777	\$5,333
R0162877	\$87,110	\$80,000	8	\$ 81,777	\$5,333
R0162878	\$87,110	\$80,000	8	\$ 81,777	\$5,333
R0162879	\$87,110	\$80,000	8	\$ 81,777	\$5,333
R0162883	\$87,110	\$80,000	8	\$ 81,777	\$5,333
R0162881	\$87,110	\$80,000	8	\$ 81,777	\$5,333
R0155155	\$44,450	\$40,000	14	\$ 44,450	\$0
R0155154	\$44,450	\$40,000	14	\$ 44,450	\$0
R0155153	\$44,450	\$40,000	14	\$ 44,450	\$0
R0155152	\$44,450	\$40,000	14	\$ 44,450	\$0
R0155151	\$44,450	\$40,000	14	\$ 44,450	\$0
R0155150	\$44,450	\$40,000	14	\$ 44,450	\$0
R0155149	\$44,450	\$40,000	14	\$ 44,450	\$0
R0155148	\$44,450	\$40,000	14	\$ 44,450	\$0
R0155147	\$44,450	\$40,000	14	\$ 44,450	\$0
R0155146	\$44,450	\$40,000	14	\$ 44,450	\$0
R0155145	\$44,450	\$40,000	14	\$ 44,450	\$0
R0153018	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153017	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153016	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153015	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153014	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153013	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153012	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153011	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153010	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153009	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153008	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153007	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153006	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153004	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153005	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153003	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153002	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153001	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153000	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0152999	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0152998	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153037	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153036	\$49,530	\$40,000	10	\$ 44,493	\$5,037

Parcel #	CBOE Value	Requested Value	Filing #	Stipulated 2007 Value	Adjustment
R0153035	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153034	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153033	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153032	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153031	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153030	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153023	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153022	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153020	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153019	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0152974	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0152973	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0152972	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153021	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0152971	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0153050	\$49,530	\$40,000	10	\$ 44,493	\$5,037
R0155156	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155157	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155158	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155159	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155160	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155161	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155162	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155163	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155164	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155197	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155198	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155199	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155200	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155201	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155202	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155203	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155204	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155205	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155206	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155207	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155208	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155209	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155210	\$44,450	\$36,000	14	\$ 44,450	\$0
R0155211	\$44,450	\$36,000	14	\$ 44,450	\$0
R0168129	\$60,000	\$36,620	19	\$ 36,620	\$23,380
R0153052	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0153053	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0153054	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0153055	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152931	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152930	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152929	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152928	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152927	\$49,530	\$36,000	10	\$ 44,493	\$5,037

Parcel #	CBOE Value	Requested Value	Filing #	Stipulated 2007 Value	Adjustment
R0152926	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152925	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152922	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152921	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152920	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152919	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152918	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152917	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152905	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152904	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152903	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152902	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152901	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152900	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152899	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152898	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152897	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152915	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152914	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152913	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152910	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152909	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152908	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152907	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152906	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152886	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152885	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152884	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152883	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152881	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152880	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152879	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152893	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152894	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152895	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152912	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152911	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152916	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152896	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152882	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152892	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152891	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152890	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152888	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152887	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152875	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152876	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152877	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152878	\$49,530	\$36,000	10	\$ 44,493	\$5,037
R0152889	\$49,530	\$36,000	10	\$ 44,493	\$5,037

Parcel #	CBOE Value	Requested Value	Filing #	Stipulated 2007 Value	Adjustment
R0162896	\$82,560	\$75,000	6	\$ 82,560	\$0
R0162897	\$82,560	\$75,000	6	\$ 82,560	\$0
R0162898	\$82,560	\$75,000	6	\$ 82,560	\$0
R0162899	\$82,560	\$75,000	6	\$ 82,560	\$0
R0162900	\$82,560	\$75,000	6	\$ 82,560	\$0
R0162901	\$82,560	\$75,000	6	\$ 82,560	\$0
R0162902	\$82,560	\$75,000	6	\$ 82,560	\$0
R0162893	\$82,560	\$75,000	6	\$ 82,560	\$0
R0162894	\$82,560	\$75,000	6	\$ 82,560	\$0
R0162895	\$82,560	\$75,000	6	\$ 82,560	\$0
R0162892	\$82,560	\$75,000	6	\$ 82,560	\$0
R0162920	\$63,500	\$58,000	6	\$ 63,500	\$0
R0162921	\$63,500	\$58,000	6	\$ 63,500	\$0
R0162922	\$63,500	\$58,000	6	\$ 63,500	\$0
R0162924	\$63,500	\$58,000	6	\$ 63,500	\$0
R0162923	\$63,500	\$58,000	6	\$ 63,500	\$0
R0162925	\$63,500	\$58,000	6	\$ 63,500	\$0
R0162926	\$63,500	\$58,000	6	\$ 63,500	\$0
R0162927	\$63,500	\$58,000	6	\$ 63,500	\$0
R0162928	\$63,500	\$58,000	6	\$ 63,500	\$0
R0162929	\$63,500	\$58,000	6	\$ 63,500	\$0
R0162933	\$63,500	\$58,000	6	\$ 63,500	\$0
R0168077	\$36,620	\$3,660	19	\$ 9,153	\$27,467
R0168078	\$36,620	\$3,660	19	\$ 9,153	\$27,467
R0168079	\$36,620	\$3,660	19	\$ 9,153	\$27,467
R0168080	\$36,620	\$3,660	19	\$ 9,153	\$27,467
R0168081	\$36,620	\$3,660	19	\$ 9,153	\$27,467
R0168082	\$36,620	\$3,660	19	\$ 9,153	\$27,467
R0168083	\$36,620	\$3,660	19	\$ 9,153	\$27,467
R0168086	\$36,620	\$3,660	19	\$ 9,153	\$27,467
R0168087	\$36,620	\$3,660	19	\$ 9,153	\$27,467
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	\$9,330,810	\$7,304,560		\$8,523,937	\$806,873