

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 49472

Petitioner:

SHEA HOMES LIMITED PARTNERSHIP

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

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.: R0447349+78

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: \$4,388,261
(See Attached Stipulation)

4. The following parcels are denied adjustment as they do not meet the criteria for application of Present Worth as they were improved New Growth accounts during 2007.

**County Schedule No(s): R0471756, R0474449 FKA R0471786, R0474450
FKA R0471787, R0474451 FKA R0471788**

5. 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 Douglas County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 3rd day of March, 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

March 3, 2009

Karen E Hart

Karen E. Hart

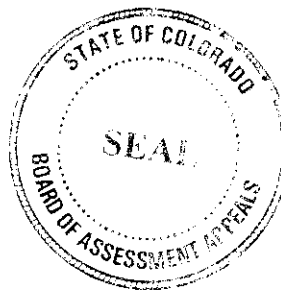
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

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:

SHEA HOMES LP,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: 49472

Schedule Nos.:
R0447349+78

2009 MAR -2 PM 2:20

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

STIPULATION (As to Tax Year 2007 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 2007.

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 2007 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 2007.


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

Based on a review of vacant land market sales a lower base lot value is warranted. The lower base lot value was then applied to the Present Worth calculation for tax year 2007, the base year. Four parcels are denied adjustment as they do not meet the criteria for application of Present Worth as they were improved New Growth accounts during 2007.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 4, 2009 at 8:30 a.m. be vacated.

DATED this 24th day of February, 2009.


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BOARD OF EQUALIZATION
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Docket Number 49472

ATTACHMENT A

DOCKET NO. 49472

ACCOUNT NO.	ASSESSOR VALUE	CBOE VALUE	7/1/2007 NEW GROWTH	STIPULATED VALUE
R0447349	\$62,963	\$62,963	NO	\$55,407
R0447350	\$62,963	\$62,963	NO	\$55,407
R0447351	\$62,963	\$62,963	NO	\$55,407
R0447352	\$62,963	\$62,963	NO	\$55,407
R0447353	\$62,963	\$62,963	NO	\$55,407
R0447354	\$62,963	\$62,963	NO	\$55,407
R0447355	\$62,963	\$62,963	NO	\$55,407
R0447356	\$62,963	\$62,963	NO	\$55,407
R0447357	\$62,963	\$62,963	NO	\$55,407
R0447358	\$62,963	\$62,963	NO	\$55,407
R0447359	\$62,963	\$62,963	NO	\$55,407
R0447360	\$62,963	\$62,963	NO	\$55,407
R0447361	\$62,963	\$62,963	NO	\$55,407
R0447362	\$62,963	\$62,963	NO	\$55,407
R0447363	\$62,963	\$62,963	NO	\$55,407
R0447364	\$62,963	\$62,963	NO	\$55,407
R0447365	\$62,963	\$62,963	NO	\$55,407
R0447366	\$72,407	\$72,407	NO	\$63,719
R0447367	\$72,407	\$72,407	NO	\$63,719
R0447368	\$72,407	\$72,407	NO	\$63,719
R0447369	\$72,407	\$72,407	NO	\$63,719
R0447372	\$72,407	\$72,407	NO	\$63,719
R0447373	\$72,407	\$72,407	NO	\$63,719
R0447374	\$72,407	\$72,407	NO	\$63,719
R0447375	\$62,963	\$62,963	NO	\$55,407
R0447376	\$72,407	\$72,407	NO	\$63,719
R0447377	\$72,407	\$72,407	NO	\$63,719
R0447378	\$72,407	\$72,407	NO	\$63,719
R0447379	\$72,407	\$72,407	NO	\$63,719
R0447380	\$72,407	\$72,407	NO	\$63,719
R0447381	\$72,407	\$72,407	NO	\$63,719
R0447382	\$72,407	\$72,407	NO	\$63,719
R0447383	\$72,407	\$72,407	NO	\$63,719
R0447384	\$72,407	\$72,407	NO	\$63,719
R0447385	\$72,407	\$72,407	NO	\$63,719
R0447386	\$72,407	\$72,407	NO	\$63,719
R0447406	\$62,963	\$62,963	NO	\$55,407
R0447410	\$72,407	\$72,407	NO	\$63,719
R0447414	\$72,407	\$72,407	NO	\$63,719
R0447415	\$72,407	\$72,407	NO	\$63,719
R0447416	\$72,407	\$72,407	NO	\$63,719
R0447417	\$72,407	\$72,407	NO	\$63,719
R0447447	\$62,963	\$62,963	NO	\$55,407
R0447448	\$62,963	\$62,963	NO	\$55,407
R0447449	\$62,963	\$62,963	NO	\$55,407
R0447450	\$62,963	\$62,963	NO	\$55,407
R0447451	\$62,963	\$62,963	NO	\$55,407
R0447452	\$62,963	\$62,963	NO	\$55,407

ACCOUNT NO.	ASSESSOR VALUE	CBOE VALUE	7/1/2007 NEW GROWTH	STIPULATED VALUE
R0447453	\$62,963	\$62,963	NO	\$55,407
R0447454	\$62,963	\$62,963	NO	\$55,407
R0447455	\$62,963	\$62,963	NO	\$55,407
R0447456	\$62,963	\$62,963	NO	\$55,407
R0447457	\$62,963	\$62,963	NO	\$55,407
R0447458	\$62,963	\$62,963	NO	\$55,407
R0447459	\$62,963	\$62,963	NO	\$55,407
R0447460	\$62,963	\$62,963	NO	\$55,407
R0447461	\$62,963	\$62,963	NO	\$55,407
R0447462	\$62,963	\$62,963	NO	\$55,407
R0447463	\$62,963	\$62,963	NO	\$55,407
R0447464	\$62,963	\$62,963	NO	\$55,407
R0447465	\$62,963	\$62,963	NO	\$55,407
R0447471	\$62,963	\$62,963	NO	\$55,407
R0447472	\$62,963	\$62,963	NO	\$55,407
R0447473	\$62,963	\$62,963	NO	\$55,407
R0447474	\$62,963	\$62,963	NO	\$55,407
R0471750	\$72,407	\$72,407	NO	\$63,719
R0471751	\$72,407	\$72,407	NO	\$63,719
R0471756	N/A	N/A	YES	NG- No longer a part of this appeal
R0471760	\$72,407	\$72,407	NO	\$63,719
R0471761	\$72,407	\$72,407	NO	\$63,719
R0471762	\$72,407	\$72,407	NO	\$63,719
R0471764	\$62,963	\$62,963	NO	\$55,407
R0471765	\$62,963	\$62,963	NO	\$55,407
R0475202 FKA R0471766	\$62,963	\$62,963	NO	\$55,407
R0471767	\$62,963	\$62,963	NO	\$55,407
R0471768	\$62,963	\$62,963	NO	\$55,407
R0474449 FKA R0471786	\$62,963	N/A	YES	NG- No longer a part of this appeal
R0474450 FKA R0471787	\$62,963	N/A	YES	NG- No longer a part of this appeal
R0474451 FKA R0471788	\$62,963	N/A	YES	NG- No longer a part of this appeal

NG = NEW GROWTH