

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50195
Petitioner: <b>CAPITAL PACIFIC HOMES INC.,</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0449335+102**

**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:            \$3,912,321**

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

**DATED AND MAILED** this 22nd day of January 2010.



**BOARD OF ASSESSMENT APPEALS**

*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.

*Melissa Nord*

\_\_\_\_\_  
Melissa Nord

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

Petitioner:

**CAPITAL PACIFIC HOMES, INC.,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorneys for Respondent:

Robert D. Clark, Reg. No. 8103  
Michelle B. Whisler, Reg. No. 30037  
Senior Assistant County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
100 Third Street  
Castle Rock, Colorado 80104  
Phone Number: 303-660-7414  
FAX Number: 303-688-6596  
E-mail: [attorney@douglas.co.us](mailto:attorney@douglas.co.us)

Docket Number: **50195**

Schedule Nos.:  
**R0449373+102**

**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:

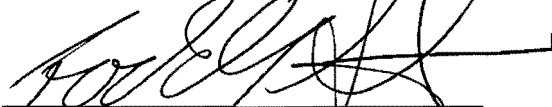
An error in the present worth sell out was corrected which resulted in an adjustment in value for 94 lots. No adjustment was made to the remaining nine lots for the reasons set forth in paragraph 8, below.


8. As an additional part of this Stipulation, Petitioner and Respondent also agree and request that the parcels listed below be dismissed from this appeal as they no longer qualify for application of present worth, since they were improved as of July 1, 2007. The parcels to be dismissed are:

R0449532	R0449538	R0466940
R0449426	R0449431	R0449445
R0449447	R0449448	R0449471

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 5, 2009 at 8:30 a.m. be vacated.

DATED this 4 day of January, 2010  
~~day of December, 2009.~~

  
 TODD J. STEVENS  
 Agent for Petitioner  
 Stevens & Associates  
 640 Plaza Drive, Suite 290  
 Littleton, CO 80129  
 303-347-1878

  
 ROBERT D. CLARK, #8103  
 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 50195

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0449335	\$61,915	\$61,915	\$54,545
R0449336	\$71,202	\$71,202	\$63,877
R0449337	\$71,202	\$71,202	\$63,877
R0449348	\$61,915	\$61,915	\$54,545
R0449349	\$71,202	\$71,202	\$63,877
R0449350	\$71,202	\$71,202	\$63,877
R0449351	\$71,202	\$71,202	\$63,877
R0449352	\$71,202	\$71,202	\$63,877
R0449373	\$71,202	\$71,202	\$63,877
R0449374	\$61,915	\$61,915	\$54,545
R0449375	\$61,915	\$61,915	\$54,545
R0449376	\$71,202	\$71,202	\$63,877
R0449377	\$71,202	\$71,202	\$63,877
R0449378	\$71,202	\$71,202	\$63,877
R0449394	\$71,202	\$71,202	\$63,877
R0449397	\$61,915	\$61,915	\$54,545
R0449398	\$61,915	\$61,915	\$54,545
R0449399	\$61,915	\$61,915	\$54,545
R0449400	\$61,915	\$61,915	\$54,545
R0449401	\$61,915	\$61,915	\$54,545
R0449403	\$61,915	\$61,915	\$54,545
R0449404	\$61,915	\$61,915	\$54,545
R0449405	\$61,915	\$61,915	\$54,545
R0449406	\$61,915	\$61,915	\$54,545
R0449407	\$61,915	\$61,915	\$54,545
R0449408	\$61,915	\$61,915	\$54,545
R0449409	\$61,915	\$61,915	\$54,545
R0449410	\$61,915	\$61,915	\$54,545
R0449411	\$61,915	\$61,915	\$54,545
R0449412	\$61,915	\$61,915	\$54,545
R0449413	\$61,915	\$61,915	\$54,545
R0449415	\$61,915	\$61,915	\$54,545
R0449416	\$61,915	\$61,915	\$54,545
R0449417	\$61,915	\$61,915	\$54,545
R0449441	\$61,915	\$61,915	\$54,545
R0449442	\$61,915	\$61,915	\$54,545
R0449443	\$61,915	\$61,915	\$54,545
R0449449	\$71,202	\$71,202	\$63,877
R0449450	\$71,202	\$71,202	\$63,877
R0449451	\$71,202	\$71,202	\$63,877

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0449452	\$71,202	\$71,202	\$63,877
R0449453	\$71,202	\$71,202	\$63,877
R0449454	\$71,202	\$71,202	\$63,877
R0449455	\$71,202	\$71,202	\$63,877
R0449456	\$71,202	\$71,202	\$63,877
R0449469	\$71,202	\$71,202	\$63,877
R0449472	\$71,202	\$71,202	\$63,887
R0449475	\$71,202	\$71,202	\$63,887
R0449476	\$71,202	\$71,202	\$63,887
R0449477	\$71,202	\$71,202	\$63,887
R0449478	\$71,202	\$71,202	\$63,877
R0449479	\$71,202	\$71,202	\$63,877
R0449480	\$71,202	\$71,202	\$63,877
R0449481	\$71,202	\$71,202	\$63,877
R0449482	\$71,202	\$71,202	\$63,877
R0449483	\$71,202	\$71,202	\$63,877
R0449484	\$71,202	\$71,202	\$63,877
R0449485	\$71,202	\$71,202	\$63,877
R0449486	\$71,202	\$71,202	\$63,877
R0449508	\$71,202	\$71,202	\$63,887
R0449509	\$61,915	\$61,915	\$54,545
R0449510	\$61,915	\$61,915	\$54,545
R0449511	\$61,915	\$61,915	\$54,545
R0449512	\$61,915	\$61,915	\$54,545
R0449513	\$61,915	\$61,915	\$54,545
R0449514	\$61,915	\$61,915	\$54,545
R0449515	\$61,915	\$61,915	\$54,545
R0449516	\$61,915	\$61,915	\$54,545
R0449517	\$61,915	\$61,915	\$54,545
R0449518	\$61,915	\$61,915	\$54,545
R0449519	\$71,202	\$71,202	\$63,877
R0449523	\$61,915	\$61,915	\$54,545
R0449524	\$61,915	\$61,915	\$54,545
R0449525	\$61,915	\$61,915	\$54,545
R0449526	\$61,915	\$61,915	\$54,545
R0449527	\$61,915	\$61,915	\$54,545
R0449528	\$61,915	\$61,915	\$54,545
R0449540	\$61,915	\$61,915	\$54,545
R0449541	\$61,915	\$61,915	\$54,545
R0449542	\$61,915	\$61,915	\$54,545
R0449543	\$61,915	\$61,915	\$54,545
R0449544	\$61,915	\$61,915	\$54,545

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0449545	\$61,915	\$61,915	\$54,545
R0449546	\$61,915	\$61,915	\$54,545
R0449547	\$61,915	\$61,915	\$54,545
R0449548	\$61,915	\$61,915	\$54,545
R0449549	\$61,915	\$61,915	\$54,545
R0449550	\$61,915	\$61,915	\$54,545
R0449551	\$61,915	\$61,915	\$54,545
R0449552	\$61,915	\$61,915	\$54,545
R0449553	\$61,915	\$61,915	\$54,545
R0466936	\$61,915	\$61,915	\$54,545
R0466937	\$61,915	\$61,915	\$54,545
R0466938	\$61,915	\$61,915	\$54,545