

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50199
Petitioner: US HOMES/LENNAR, 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.: R0472001+89

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: \$4,531,229
 (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 27th day of January 2010.



BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

Melissa Nord

Melissa Nord

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

US HOMES/LENNAR,

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

Docket Number: **50199**

Schedule Nos.:

R0472001+89

2010 JUN 19 11:11:35

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.

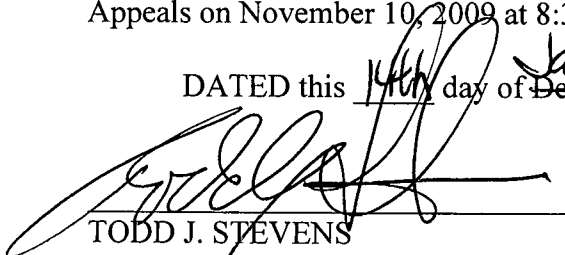
7. Brief Narrative as to why the reductions were made:

An error in the present worth calculation was corrected which resulted in an adjustment in value for 86 lots. No adjustment was made to the remaining four lots, R0472001, R0472107, R0472114 and R0472115 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 Parcel Nos. R0472001, R0472107, R0472114 and R0472115 be dismissed from this appeal as they no longer qualify for application of present worth, since they were improved as of July 1, 2007.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 10, 2009 at 8:30 a.m. be vacated.

DATED this 14th day of January, 2010
~~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

2010 JAN 19 11:35

Docket Number 50199

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0472001	\$48,135	\$48,138	\$240,352
R0472002	\$48,135	\$48,135	\$45,769
R0472003	\$48,135	\$48,135	\$45,769
R0472004	\$48,135	\$48,135	\$45,769
R0472005	\$48,135	\$48,135	\$45,769
R0472006	\$48,135	\$48,135	\$45,769
R0472007	\$48,135	\$48,135	\$45,769
R0472008	\$48,135	\$48,135	\$45,769
R0472009	\$48,135	\$48,135	\$45,769
R0472010	\$48,135	\$48,135	\$45,769
R0472011	\$48,135	\$48,135	\$45,769
R0472012	\$48,135	\$48,135	\$45,769
R0472013	\$48,135	\$48,135	\$45,769
R0472014	\$48,135	\$48,135	\$45,769
R0472015	\$48,135	\$48,135	\$45,769
R0472016	\$48,135	\$48,135	\$45,769
R0472017	\$48,135	\$48,135	\$45,769
R0472018	\$48,135	\$48,135	\$45,769
R0472019	\$48,135	\$48,135	\$45,769
R0472020	\$48,135	\$48,135	\$45,769
R0472021	\$48,135	\$48,135	\$45,769
R0472088	\$48,135	\$48,135	\$45,769
R0472089	\$48,135	\$48,135	\$45,769
R0472090	\$48,135	\$48,135	\$45,769
R0472091	\$48,135	\$48,135	\$45,769
R0472092	\$48,135	\$48,135	\$45,769
R0472093	\$48,135	\$48,135	\$45,769
R0472094	\$48,135	\$48,135	\$45,769
R0472075	\$48,135	\$48,135	\$45,769
R0472076	\$48,135	\$48,135	\$45,769
R0472077	\$48,135	\$48,135	\$45,769
R0472078	\$48,135	\$48,135	\$45,769
R0472079	\$48,135	\$48,135	\$45,769
R0472080	\$48,135	\$48,135	\$45,769
R0472081	\$48,135	\$48,135	\$45,769
R0472097	\$48,135	\$48,135	\$45,769
R0472098	\$48,135	\$48,135	\$45,769
R0472099	\$48,135	\$48,135	\$45,769
R0472100	\$48,135	\$48,135	\$45,769
R0472101	\$48,135	\$48,135	\$45,769
R0472102	\$48,135	\$48,135	\$45,769
R0472082	\$48,135	\$48,135	\$45,769
R0472083	\$48,135	\$48,135	\$45,769
R0472084	\$48,135	\$48,135	\$45,769
R0472085	\$48,135	\$48,135	\$45,769
R0472086	\$48,135	\$48,135	\$45,769

2019 JUL 19 PM 11:35

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0472063	\$48,135	\$48,135	\$45,769
R0472064	\$48,135	\$48,135	\$45,769
R0472065	\$48,135	\$48,135	\$45,769
R0472066	\$48,135	\$48,135	\$45,769
R0472067	\$48,135	\$48,135	\$45,769
R0472068	\$48,135	\$48,135	\$45,769
R0472074	\$48,135	\$48,135	\$45,769
R0472103	\$48,135	\$48,135	\$45,769
R0472104	\$48,135	\$48,135	\$45,769
R0472105	\$48,135	\$48,135	\$45,769
R0472106	\$48,135	\$48,135	\$45,769
R0472107	\$48,135	\$48,135	\$89,124
R0472108	\$48,135	\$48,135	\$45,769
R0472109	\$48,135	\$48,135	\$45,769
R0472110	\$48,135	\$48,135	\$45,769
R0472069	\$48,135	\$48,135	\$45,769
R0472070	\$48,135	\$48,135	\$45,769
R0472071	\$48,135	\$48,135	\$45,769
R0472072	\$48,135	\$48,135	\$45,769
R0472073	\$48,135	\$48,135	\$45,769
R0472048	\$57,762	\$57,762	\$54,923
R0472049	\$48,135	\$48,135	\$45,769
R0472050	\$48,135	\$48,135	\$45,769
R0472051	\$48,135	\$48,135	\$45,769
R0472052	\$48,135	\$48,135	\$45,769
R0472053	\$48,135	\$48,135	\$45,769
R0472054	\$48,135	\$48,135	\$45,769
R0472055	\$48,135	\$48,135	\$45,769
R0472056	\$48,135	\$48,135	\$45,769
R0472057	\$48,135	\$48,135	\$45,769
R0472111	\$48,135	\$48,135	\$45,769
R0472112	\$48,135	\$48,135	\$45,769
R0472113	\$48,135	\$48,135	\$45,769
R0472114	\$48,135	\$48,135	\$86,176
R0472115	\$48,135	\$48,135	\$87,903
R0472116	\$57,762	\$57,762	\$54,923
R0472118	\$57,762	\$57,762	\$54,923
R0472119	\$57,762	\$57,762	\$54,923
R0472120	\$57,762	\$57,762	\$54,923
R0472058	\$57,762	\$57,762	\$54,923
R0472059	\$57,762	\$57,762	\$54,923
R0472060	\$57,762	\$57,762	\$54,923
R0472061	\$57,762	\$57,762	\$54,923
R0472062	\$57,762	\$57,762	\$54,923

APPROVED FOR THE BOARD OF SUPERVISORS
MAY 19 2011 11:05 AM

APPROVED FOR THE BOARD OF SUPERVISORS