

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 50588

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.: R0144199+153

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$6,287,074

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 12th day of June 2009.

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.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	
Petitioner: SHEA HOMES LIMITED PARTNERSHIP Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	Docket Number: 50588 Multiple County Schedule Numbers: (As set forth in Attachment A)
STIPULATION (As to Tax Year 2008 Actual Value)	

2009 JUN 11 PM 2:23

 STATE OF COLORADO
 BD OF ASSESSMENT APPEALS

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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 Attachment A to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2008.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2008 actual values of the subject properties, as shown on Attachment A.
5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2008.

Attachment A

Shea Homes LP Docket #50588

Parcel #	2008 CBOE Value	Filing #	2008 Stipulated Value
R0144204	\$57,000	1	\$ 57,000
R0144199	\$57,000	1	\$ 57,000
R0144203	\$57,000	1	\$ 57,000
R0144205	\$57,000	1	\$ 57,000
R0162857	\$87,112	8	\$ 81,777
R0162876	\$87,112	8	\$ 81,777
R0162877	\$87,112	8	\$ 81,777
R0162878	\$87,112	8	\$ 81,777
R0162879	\$87,112	8	\$ 81,777
R0162883	\$87,112	8	\$ 81,777
R0162881	\$87,112	8	\$ 81,777
R0155155	\$44,445	14	\$ 44,445
R0155154	\$44,445	14	\$ 44,445
R0155153	\$44,445	14	\$ 44,445
R0155152	\$44,445	14	\$ 44,445
R0155151	\$44,445	14	\$ 44,445
R0155150	\$44,445	14	\$ 44,445
R0155149	\$44,445	14	\$ 44,445
R0155148	\$44,445	14	\$ 44,445
R0155147	\$44,445	14	\$ 44,445
R0155146	\$44,445	14	\$ 44,445
R0155145	\$44,445	14	\$ 44,445
R0153018	\$52,445	10	\$ 47,111
R0153017	\$52,445	10	\$ 47,111
R0153016	\$52,445	10	\$ 47,111
R0153015	\$52,445	10	\$ 47,111
R0153014	\$52,445	10	\$ 47,111
R0153013	\$52,445	10	\$ 47,111
R0153012	\$52,445	10	\$ 47,111
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R0153001	\$52,445	10	\$ 47,111
R0153000	\$52,445	10	\$ 47,111
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R0152998	\$52,445	10	\$ 47,111
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R0153019	\$52,445	10	\$	47,111
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R0155157	\$44,445	14	\$	44,445
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R0152878	\$52,445	10	\$	47,111
R0152889	\$52,445	10	\$	47,111
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R0168059	\$9,624	19		\$9,624
R0168060	\$9,624	19		\$9,624
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R0168066	\$9,624	19		\$9,624
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R0168068	\$9,624	19		\$9,624
R0168069	\$9,624	19		\$9,624
R0168070	\$9,624	19		\$9,624
R0168071	\$9,624	19		\$9,624
R0168072	\$9,624	19		\$9,624
R0168073	\$9,624	19		\$9,624
R0168074	\$9,624	19		\$9,624
R0168075	\$9,624	19		\$9,624
R0168076	\$9,624	19		\$9,624
R0168088	\$9,624	19		\$9,624
R0168089	\$9,624	19		\$9,624
R0168090	\$9,624	19		\$9,624
R0168091	\$9,624	19		\$9,624
R0168092	\$9,624	19		\$9,624
R0168093	\$9,624	19		\$9,624
R0168094	\$9,624	19		\$9,624
R0168095	\$9,624	19		\$9,624

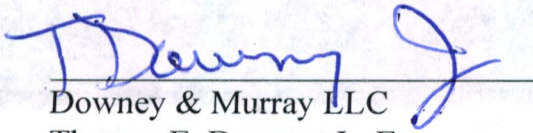
R0168096	\$9,624	19	\$9,624
R0168097	\$9,624	19	\$9,624
R0168098	\$9,624	19	\$9,624
R0168099	\$9,624	19	\$9,624
R0168100	\$9,624	19	\$9,624

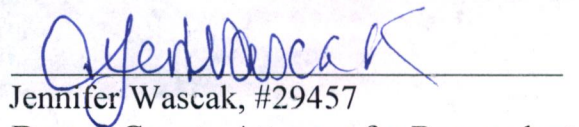
<u>\$6,815,147</u>	<u>\$6,287,074</u>
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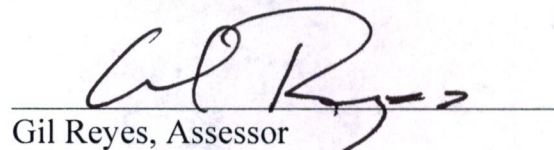
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 1, 2009 at 1:00 p.m. be vacated.

Dated this 2ND day of JUNE, 2009.


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