

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61027</b>
Petitioner: <b>SHEA HOMES LP,</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.: R0479104+64**  
  
**Category: Valuation      Property Type: Vacant Land**
  
2. Petitioner is protesting the 2012 actual value of the subject property.
  
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:  
  

**Total Value:            \$5,858,623**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2012 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 12th day of July 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

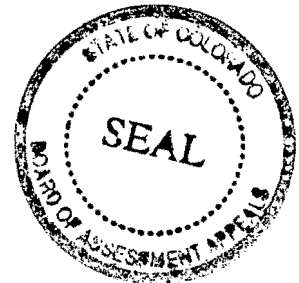
*Debra A. Baumbach*

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

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

*CM*

\_\_\_\_\_  
Cara McKeller



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2013 JUL -9 PM 4:20

**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: 61027

Schedule Nos.:  
R0479104 +64

**STIPULATION (As to Tax Year 2012 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2012 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 2012.

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 2012 actual values of the subject properties, as also shown on Attachment A.

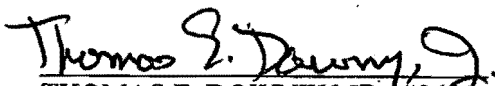
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2012.

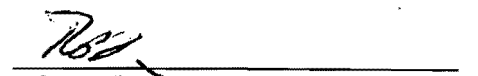
7. Brief Narrative as to why the reductions were made:

A review of present worth wherein the base value was adjusted indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 18, 2013 at 8:30 a.m. be vacated.

DATED this 2nd day of July, 2013.

  
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BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 61027

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0479104	\$ 104,271	\$ 104,271	\$ 97,151
R0479109	\$ 104,271	\$ 104,271	\$ 97,151
R0479111	\$ 104,271	\$ 104,271	\$ 97,151
R0479155	\$ 88,630	\$ 88,630	\$ 84,479
R0479156	\$ 88,630	\$ 88,630	\$ 84,479
R0479158	\$ 88,630	\$ 88,630	\$ 84,479
R0479159	\$ 88,630	\$ 88,630	\$ 84,479
R0479160	\$ 88,630	\$ 88,630	\$ 84,479
R0479161	\$ 88,630	\$ 88,630	\$ 84,479
R0479162	\$ 88,630	\$ 88,630	\$ 84,479
R0479163	\$ 88,630	\$ 88,630	\$ 84,479
R0479164	\$ 88,630	\$ 88,630	\$ 84,479
R0479165	\$ 88,630	\$ 88,630	\$ 84,479
R0479166	\$ 88,630	\$ 88,630	\$ 84,479
R0479167	\$ 88,630	\$ 88,630	\$ 84,479
R0479168	\$ 88,630	\$ 88,630	\$ 84,479
R0479184	\$ 104,271	\$ 104,271	\$ 97,151
R0479185	\$ 104,271	\$ 104,271	\$ 97,151
R0479186	\$ 88,630	\$ 88,630	\$ 84,479
R0479187	\$ 88,630	\$ 88,630	\$ 84,479
R0479188	\$ 88,630	\$ 88,630	\$ 84,479
R0479189	\$ 88,630	\$ 88,630	\$ 84,479
R0479190	\$ 88,630	\$ 88,630	\$ 84,479
R0479191	\$ 88,630	\$ 88,630	\$ 84,479
R0479192	\$ 88,630	\$ 88,630	\$ 84,479
R0479194	\$ 88,630	\$ 88,630	\$ 84,479
R0479195	\$ 88,630	\$ 88,630	\$ 84,479
R0479199	\$ 88,630	\$ 88,630	\$ 84,479
R0479248	\$ 104,271	\$ 104,271	\$ 97,151
R0479249	\$ 104,271	\$ 104,271	\$ 97,151
R0479250	\$ 104,271	\$ 104,271	\$ 97,151
R0479251	\$ 104,271	\$ 104,271	\$ 97,151
R0479256	\$ 104,271	\$ 104,271	\$ 97,151
R0479257	\$ 104,271	\$ 104,271	\$ 97,151
R0479264	\$ 104,271	\$ 104,271	\$ 97,151
R0479265	\$ 104,271	\$ 104,271	\$ 97,151
R0479266	\$ 104,271	\$ 104,271	\$ 97,151
R0479267	\$ 104,271	\$ 104,271	\$ 97,151
R0479318	\$ 88,630	\$ 88,630	\$ 84,479

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0479319	\$ 88,630	\$ 88,630	\$ 84,479
R0479320	\$ 88,630	\$ 88,630	\$ 84,479
R0479325	\$ 88,630	\$ 88,630	\$ 84,479
R0479326	\$ 88,630	\$ 88,630	\$ 84,479
R0479327	\$ 88,630	\$ 88,630	\$ 84,479
R0479338	\$ 88,630	\$ 88,630	\$ 84,479
R0479339	\$ 88,630	\$ 88,630	\$ 84,479
R0479169	\$ 104,271	\$ 104,271	\$ 97,151
R0479170	\$ 88,630	\$ 88,630	\$ 84,479
R0479171	\$ 88,630	\$ 88,630	\$ 84,479
R0479172	\$ 88,630	\$ 88,630	\$ 84,479
R0479173	\$ 88,630	\$ 88,630	\$ 84,479
R0479175	\$ 88,630	\$ 88,630	\$ 84,479
R0479176	\$ 104,271	\$ 104,271	\$ 97,151
R0479177	\$ 104,271	\$ 104,271	\$ 97,151
R0479178	\$ 104,271	\$ 104,271	\$ 97,151
R0479179	\$ 104,271	\$ 104,271	\$ 97,151
R0479180	\$ 104,271	\$ 104,271	\$ 97,151
R0479181	\$ 104,271	\$ 104,271	\$ 97,151
R0479182	\$ 104,271	\$ 104,271	\$ 97,151
R0479183	\$ 104,271	\$ 104,271	\$ 97,151
R0479268	\$ 104,271	\$ 104,271	\$ 97,151
R0479269	\$ 104,271	\$ 104,271	\$ 97,151
R0479312	\$ 104,271	\$ 104,271	\$ 97,151
R0479313	\$ 104,271	\$ 104,271	\$ 97,151
R0479352	\$ 104,271	\$ 104,271	\$ 97,151
Totals	\$ 6,214,539	\$ 6,214,539	\$ 5,858,623