

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61660</b>
Petitioner: <b>CASTLE ROCK DEVELOPMENT COMPANY,</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.: R0462138+534**  
  
**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:            \$9,050,901**  
 (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

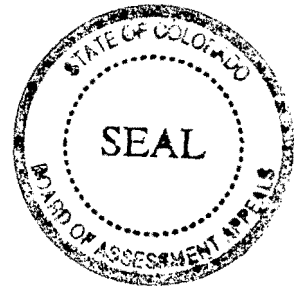
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

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

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

*CM*



2013 JUL 10 PM 1:25

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CASTLE ROCK DEVELOPMENT COMPANY**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

Attorneys for Respondent:

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

Docket Number: 61660

Schedule Nos.:  
R0462138 +534

**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.

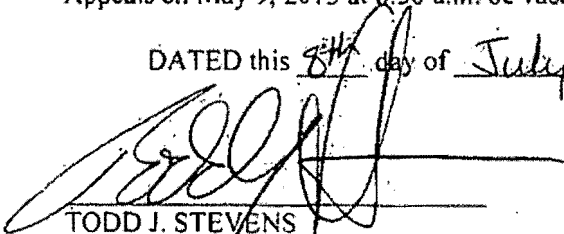
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2012.

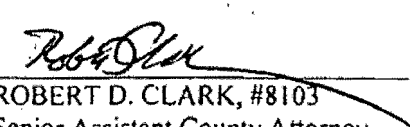
7. Brief Narrative as to why the reductions were made:

Equalization of values and analysis that was made for the 2011 settlement, under Docket 60558 indicated that an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2013 at 8:30 a.m. be vacated.

DATED this 8<sup>th</sup> day of July, 2013

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates Inc.,  
9635 Maroon Circle, Suite 450  
Englewood, CO 80112  
303-347-1878

  
ROBERT D. CLARK, #8103  
Senior Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 61660

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0462138	\$ 6,450	\$ 6,450	\$ 6,450
R0462139	\$ 6,450	\$ 6,450	\$ 6,450
R0462140	\$ 6,450	\$ 6,450	\$ 6,450
R0462141	\$ 6,450	\$ 6,450	\$ 6,450
R0462142	\$ 6,450	\$ 6,450	\$ 6,450
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R0462182	\$ 6,450	\$ 6,450	\$ 6,450

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
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R0462252	\$ 6,450	\$ 6,450	\$ 6,450

PARCEL.#	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
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PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
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R0462361	\$ 6,450	\$ 6,450	\$ 6,450
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PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
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R0462646	\$ 5,887	\$ 5,887	\$ 5,887

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
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R0462808	\$ 10,922	\$ 10,922	\$ 9,550
R0462809	\$ 10,922	\$ 10,922	\$ 9,550
R0462810	\$ 10,922	\$ 10,922	\$ 9,550
R0462811	\$ 10,922	\$ 10,922	\$ 9,550

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
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R0462813	\$ 10,922	\$ 10,922	\$ 9,550
R0462814	\$ 10,922	\$ 10,922	\$ 9,550
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R0462817	\$ 10,922	\$ 10,922	\$ 9,550
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R0462822	\$ 10,922	\$ 10,922	\$ 9,550
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R0462873	\$ 5,887	\$ 5,887	\$ 5,887-
R0462875	\$ 5,887	\$ 5,887	\$ 5,887
R0462876	\$ 5,887	\$ 5,887	\$ 5,887
R0462877	\$ 5,887	\$ 5,887	\$ 5,887
R0462878	\$ 5,887	\$ 5,887	\$ 5,887
R0462879	\$ 5,887	\$ 5,887	\$ 5,887-
R0462880	\$ 5,887	\$ 5,887	\$ 5,887
R0462881	\$ 5,887	\$ 5,887	\$ 5,887
R0462882	\$ 5,887	\$ 5,887	\$ 5,887
R0462883	\$ 5,887	\$ 5,887	\$ 5,887
R0462884	\$ 5,887	\$ 5,887	\$ 5,887-
R0462885	\$ 5,887	\$ 5,887	\$ 5,887
R0462886	\$ 5,887	\$ 5,887	\$ 5,887
R0462887	\$ 5,887	\$ 5,887	\$ 5,887
R0462888	\$ 5,887	\$ 5,887	\$ 5,887
R0462932	\$ 10,922	\$ 10,922	\$ 9,550-
R0462933	\$ 10,922	\$ 10,922	\$ 9,550
R0462934	\$ 10,922	\$ 10,922	\$ 9,550

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0462935	\$ 10,922	\$ 10,922	\$ 9,550
R0462936	\$ 10,922	\$ 10,922	\$ 9,550
R0462937	\$ 10,922	\$ 10,922	\$ 9,550
R0462938	\$ 10,922	\$ 10,922	\$ 9,550
R0462939	\$ 10,922	\$ 10,922	\$ 9,550
R0462940	\$ 10,922	\$ 10,922	\$ 9,550
R0462941	\$ 10,922	\$ 10,922	\$ 9,550
R0462942	\$ 10,922	\$ 10,922	\$ 9,550
R0462943	\$ 10,922	\$ 10,922	\$ 9,550
R0462944	\$ 10,922	\$ 10,922	\$ 9,550
R0462945	\$ 10,922	\$ 10,922	\$ 9,550
R0462946	\$ 10,922	\$ 10,922	\$ 9,550
R0462947	\$ 10,922	\$ 10,922	\$ 9,550
R0462948	\$ 10,922	\$ 10,922	\$ 9,550
R0462949	\$ 10,922	\$ 10,922	\$ 9,550
R0462950	\$ 10,922	\$ 10,922	\$ 9,550
R0462951	\$ 10,922	\$ 10,922	\$ 9,550
R0462952	\$ 10,922	\$ 10,922	\$ 9,550
R0462953	\$ 10,922	\$ 10,922	\$ 9,550
R0462954	\$ 10,922	\$ 10,922	\$ 9,550
R0462955	\$ 10,922	\$ 10,922	\$ 9,550
R0462956	\$ 10,922	\$ 10,922	\$ 9,550
R0462957	\$ 10,922	\$ 10,922	\$ 9,550
R0462958	\$ 10,922	\$ 10,922	\$ 9,550
R0462959	\$ 10,922	\$ 10,922	\$ 9,550
R0462960	\$ 10,922	\$ 10,922	\$ 9,550
R0462961	\$ 10,922	\$ 10,922	\$ 9,550
R0462962	\$ 10,922	\$ 10,922	\$ 9,550
R0462963	\$ 10,922	\$ 10,922	\$ 9,550
R0462964	\$ 10,922	\$ 10,922	\$ 9,550
R0462965	\$ 10,922	\$ 10,922	\$ 9,550
R0462966	\$ 10,922	\$ 10,922	\$ 9,550
R0462967	\$ 10,922	\$ 10,922	\$ 9,550
R0462968	\$ 10,922	\$ 10,922	\$ 9,550
R0472522	\$ 6,450	\$ 6,450	\$ 6,450
R0472523	\$ 6,450	\$ 6,450	\$ 6,450
R0472524	\$ 6,450	\$ 6,450	\$ 6,450
R0472525	\$ 6,450	\$ 6,450	\$ 6,450
R0472526	\$ 6,450	\$ 6,450	\$ 6,450
R0472527	\$ 6,450	\$ 6,450	\$ 6,450
R0472528	\$ 6,450	\$ 6,450	\$ 6,450
R0472529	\$ 6,450	\$ 6,450	\$ 6,450
R0472530	\$ 6,450	\$ 6,450	\$ 6,450
R0472531	\$ 6,450	\$ 6,450	\$ 6,450
R0472532	\$ 6,450	\$ 6,450	\$ 6,450
R0472533	\$ 6,450	\$ 6,450	\$ 6,450

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0472534	\$ 6,450	\$ 6,450	\$ 6,450
R0472535	\$ 6,450	\$ 6,450	\$ 6,450
R0472536	\$ 6,450	\$ 6,450	\$ 6,450
R0472537	\$ 6,450	\$ 6,450	\$ 6,450
R0472540	\$ 6,450	\$ 6,450	\$ 6,450
R0472541	\$ 6,450	\$ 6,450	\$ 6,450
R0472542	\$ 6,450	\$ 6,450	\$ 6,450
R0472543	\$ 6,450	\$ 6,450	\$ 6,450
R0472544	\$ 6,450	\$ 6,450	\$ 6,450
R0472545	\$ 6,450	\$ 6,450	\$ 6,450
R0472546	\$ 6,450	\$ 6,450	\$ 6,450
R0472547	\$ 6,450	\$ 6,450	\$ 6,450
R0472548	\$ 6,450	\$ 6,450	\$ 6,450
R0472549	\$ 6,450	\$ 6,450	\$ 6,450
R0472550	\$ 6,450	\$ 6,450	\$ 6,450
R0472551	\$ 6,450	\$ 6,450	\$ 6,450
R0472552	\$ 6,450	\$ 6,450	\$ 6,450
R0472553	\$ 6,450	\$ 6,450	\$ 6,450
R0472554	\$ 6,450	\$ 6,450	\$ 6,450
R0472555	\$ 6,450	\$ 6,450	\$ 6,450
R0472585	\$ 6,450	\$ 6,450	\$ 6,450
R0472586	\$ 6,450	\$ 6,450	\$ 6,450
R0472587	\$ 6,450	\$ 6,450	\$ 6,450
R0472588	\$ 6,450	\$ 6,450	\$ 6,450
R0472589	\$ 6,450	\$ 6,450	\$ 6,450
R0472590	\$ 6,450	\$ 6,450	\$ 6,450
R0472591	\$ 6,450	\$ 6,450	\$ 6,450
R0472592	\$ 6,450	\$ 6,450	\$ 6,450
R0472593	\$ 6,450	\$ 6,450	\$ 6,450
R0472594	\$ 6,450	\$ 6,450	\$ 6,450
R0472595	\$ 6,450	\$ 6,450	\$ 6,450
R0472596	\$ 6,450	\$ 6,450	\$ 6,450
R0472597	\$ 6,450	\$ 6,450	\$ 6,450
R0472598	\$ 6,450	\$ 6,450	\$ 6,450
R0472599	\$ 6,450	\$ 6,450	\$ 6,450
R0472600	\$ 6,450	\$ 6,450	\$ 6,450
R0472601	\$ 6,450	\$ 6,450	\$ 6,450
R0472602	\$ 6,450	\$ 6,450	\$ 6,450
R0472603	\$ 6,450	\$ 6,450	\$ 6,450
R0472605	\$ 6,450	\$ 6,450	\$ 6,450
R0472606	\$ 6,450	\$ 6,450	\$ 6,450
R0472607	\$ 6,450	\$ 6,450	\$ 6,450
R0472608	\$ 6,450	\$ 6,450	\$ 6,450
R0472609	\$ 6,450	\$ 6,450	\$ 6,450
R0472610	\$ 6,450	\$ 6,450	\$ 6,450
R0472611	\$ 6,450	\$ 6,450	\$ 6,450

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0472612	\$ 6,450	\$ 6,450	\$ 6,450
R0472613	\$ 6,450	\$ 6,450	\$ 6,450
R0477217	\$ 6,450	\$ 6,450	\$ 6,450
R0477218	\$ 6,450	\$ 6,450	\$ 6,450
R0477219	\$ 6,450	\$ 6,450	\$ 6,450
R0477220	\$ 6,450	\$ 6,450	\$ 6,450
R0477221	\$ 6,450	\$ 6,450	\$ 6,450
R0477222	\$ 6,450	\$ 6,450	\$ 6,450
R0477223	\$ 6,450	\$ 6,450	\$ 6,450
R0477224	\$ 6,450	\$ 6,450	\$ 6,450
R0477225	\$ 6,450	\$ 6,450	\$ 6,450
R0477226	\$ 6,450	\$ 6,450	\$ 6,450
R0477227	\$ 6,450	\$ 6,450	\$ 6,450
R0477228	\$ 6,450	\$ 6,450	\$ 6,450
R0477229	\$ 6,450	\$ 6,450	\$ 6,450
R0477230	\$ 6,450	\$ 6,450	\$ 6,450
R0477231	\$ 6,450	\$ 6,450	\$ 6,450
R0477232	\$ 6,450	\$ 6,450	\$ 6,450
R0477233	\$ 6,450	\$ 6,450	\$ 6,450
R0477234	\$ 6,450	\$ 6,450	\$ 6,450
R0477235	\$ 6,450	\$ 6,450	\$ 6,450
R0477236	\$ 6,450	\$ 6,450	\$ 6,450
R0477237	\$ 6,450	\$ 6,450	\$ 6,450
R0477238	\$ 6,450	\$ 6,450	\$ 6,450
R0477239	\$ 6,450	\$ 6,450	\$ 6,450
R0477240	\$ 6,450	\$ 6,450	\$ 6,450
R0477241	\$ 6,450	\$ 6,450	\$ 6,450
R0477242	\$ 6,450	\$ 6,450	\$ 6,450
R0477243	\$ 6,450	\$ 6,450	\$ 6,450
R0477244	\$ 6,450	\$ 6,450	\$ 6,450
R0477245	\$ 6,450	\$ 6,450	\$ 6,450
R0477246	\$ 6,450	\$ 6,450	\$ 6,450
R0477247	\$ 6,450	\$ 6,450	\$ 6,450
R0477248	\$ 6,450	\$ 6,450	\$ 6,450
R0477249	\$ 6,450	\$ 6,450	\$ 6,450
R0477250	\$ 6,450	\$ 6,450	\$ 6,450
R0477251	\$ 6,450	\$ 6,450	\$ 6,450
R0477252	\$ 6,450	\$ 6,450	\$ 6,450
R0477253	\$ 6,450	\$ 6,450	\$ 6,450
R0477254	\$ 6,450	\$ 6,450	\$ 6,450
R0477255	\$ 6,450	\$ 6,450	\$ 6,450
R0477256	\$ 6,450	\$ 6,450	\$ 6,450
R0477257	\$ 6,450	\$ 6,450	\$ 6,450
R0477258	\$ 6,450	\$ 6,450	\$ 6,450
R0477259	\$ 6,450	\$ 6,450	\$ 6,450

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0477260	\$ 6,450	\$ 6,450	\$ 6,450
R0477261	\$ 6,450	\$ 6,450	\$ 6,450
R0477262	\$ 6,450	\$ 6,450	\$ 6,450
R0477263	\$ 6,450	\$ 6,450	\$ 6,450
R0477264	\$ 6,450	\$ 6,450	\$ 6,450
R0477265	\$ 6,450	\$ 6,450	\$ 6,450
R0477267	\$ 6,450	\$ 6,450	\$ 6,450
R0477268	\$ 6,450	\$ 6,450	\$ 6,450
R0477269	\$ 6,450	\$ 6,450	\$ 6,450
R0477270	\$ 6,450	\$ 6,450	\$ 6,450
R0477271	\$ 6,450	\$ 6,450	\$ 6,450
R0477272	\$ 6,450	\$ 6,450	\$ 6,450
R0477273	\$ 6,450	\$ 6,450	\$ 6,450
R0477274	\$ 6,450	\$ 6,450	\$ 6,450
R0477275	\$ 6,450	\$ 6,450	\$ 6,450
R0477276	\$ 6,450	\$ 6,450	\$ 6,450
R0477277	\$ 6,450	\$ 6,450	\$ 6,450
R0477278	\$ 6,450	\$ 6,450	\$ 6,450
R0477279	\$ 6,450	\$ 6,450	\$ 6,450
R0477280	\$ 6,450	\$ 6,450	\$ 6,450
R0477281	\$ 6,450	\$ 6,450	\$ 6,450
R0477282	\$ 6,450	\$ 6,450	\$ 6,450
R0477283	\$ 6,450	\$ 6,450	\$ 6,450
R0477284	\$ 6,450	\$ 6,450	\$ 6,450
R0477285	\$ 6,450	\$ 6,450	\$ 6,450
R0477286	\$ 6,450	\$ 6,450	\$ 6,450
R0477287	\$ 6,450	\$ 6,450	\$ 6,450
R0477288	\$ 6,450	\$ 6,450	\$ 6,450
R0477289	\$ 6,450	\$ 6,450	\$ 6,450
R0477290	\$ 6,450	\$ 6,450	\$ 6,450
R0477291	\$ 6,450	\$ 6,450	\$ 6,450
R0477292	\$ 6,450	\$ 6,450	\$ 6,450
R0477293	\$ 6,450	\$ 6,450	\$ 6,450
R0477294	\$ 6,450	\$ 6,450	\$ 6,450
R0477295	\$ 6,450	\$ 6,450	\$ 6,450
R0477296	\$ 6,450	\$ 6,450	\$ 6,450
R0477297	\$ 6,450	\$ 6,450	\$ 6,450
R0477298	\$ 6,450	\$ 6,450	\$ 6,450
R0477299	\$ 6,450	\$ 6,450	\$ 6,450
R0477300	\$ 6,450	\$ 6,450	\$ 6,450
R0477301	\$ 6,450	\$ 6,450	\$ 6,450
R0477303	\$ 6,450	\$ 6,450	\$ 6,450
R0477304	\$ 6,450	\$ 6,450	\$ 6,450
R0477305	\$ 6,450	\$ 6,450	\$ 6,450
R0477306	\$ 6,450	\$ 6,450	\$ 6,450
R0477308	\$ 6,450	\$ 6,450	\$ 6,450

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0477309	\$ 6,450	\$ 6,450	\$ 6,450
R0477310	\$ 6,450	\$ 6,450	\$ 6,450
R0477311	\$ 6,450	\$ 6,450	\$ 6,450
R0477312	\$ 6,450	\$ 6,450	\$ 6,450
R0477313	\$ 6,450	\$ 6,450	\$ 6,450
R0477314	\$ 6,450	\$ 6,450	\$ 6,450
R0477315	\$ 6,450	\$ 6,450	\$ 6,450
R0477316	\$ 6,450	\$ 6,450	\$ 6,450
R0477317	\$ 6,450	\$ 6,450	\$ 6,450
R0477318	\$ 6,450	\$ 6,450	\$ 6,450
R0477319	\$ 6,450	\$ 6,450	\$ 6,450
R0477320	\$ 6,450	\$ 6,450	\$ 6,450
R0477321	\$ 6,450	\$ 6,450	\$ 6,450
R0477322	\$ 6,450	\$ 6,450	\$ 6,450
R0477323	\$ 6,450	\$ 6,450	\$ 6,450
R0477324	\$ 6,450	\$ 6,450	\$ 6,450
R0477325	\$ 6,450	\$ 6,450	\$ 6,450
R0477326	\$ 6,450	\$ 6,450	\$ 6,450
R0477327	\$ 6,450	\$ 6,450	\$ 6,450
R0477328	\$ 6,450	\$ 6,450	\$ 6,450
R0477329	\$ 6,450	\$ 6,450	\$ 6,450
R0477330	\$ 6,450	\$ 6,450	\$ 6,450
R0477331	\$ 6,450	\$ 6,450	\$ 6,450
R0477332	\$ 6,450	\$ 6,450	\$ 6,450
R0477333	\$ 6,450	\$ 6,450	\$ 6,450
R0442121	\$ 400,077	\$ 400,077	\$ 369,303
R0478661	\$ 1,799,629	\$ 1,799,629	\$ 1,575,099
R0475926	\$ 1,829,520	\$ 1,829,520	\$ 914,760
R0475936	\$ 2,007,900	\$ 2,007,900	\$ 1,757,385
R0475937	\$ 967,240	\$ 967,240	\$ 746,967
Totals	\$ 10,823,465	\$ 10,823,465	\$ 9,050,901