

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63823
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO, INC., 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.: R0464821+41

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$1,681,549

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 31st day of July 2014.

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

CM

Cara McKeller



2014 JUL 18 PM 3:32

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO, INC.	
v.	
Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 63823
Attorneys for Respondent: Meredith P. Van Horn, #42487 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	Schedule Nos.: R0464821 +41
STIPULATION (As to Tax Year 2013 Actual Values)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 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 2013.

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 2013 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 2013.

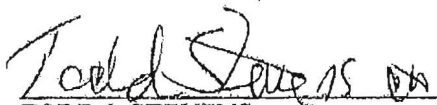
7. Brief Narrative as to why the reductions were made:

Parties to the appeal by negotiation mutually agreed to the attached recommended change to value.

8. Because 2014 is an intervening year, the parties have further agreed that the 2014 value shall also be adjusted in order to make it consistent with the 2013 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 5, 2014 at 8:30 a.m. be vacated.

DATED this 16th day of July, 2014.



TODD J. STEVENS
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303-347-1878



MEREDITH P. VAN HORN, #42487
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for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 63823

DOCKET NO. 63823

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
RO464821	\$ 76,240	\$ 66,707	\$ 47,647
RO464835	\$ 66,296	\$ 58,006	\$ 41,432
RO464910	\$ 82,870	\$ 66,707	\$ 47,647
RO469354	\$ 62,432	\$ 54,629	\$ 37,069
RO469355	\$ 71,797	\$ 62,824	\$ 42,630
RO469356	\$ 71,797	\$ 62,824	\$ 42,630
RO469357	\$ 71,797	\$ 62,824	\$ 42,630
RO469358	\$ 71,797	\$ 62,824	\$ 42,630
RO469359	\$ 71,797	\$ 62,824	\$ 42,630
RO469360	\$ 71,797	\$ 62,824	\$ 42,630
RO469361	\$ 71,797	\$ 62,824	\$ 42,630
RO469362	\$ 71,797	\$ 62,824	\$ 42,630
RO474823	\$ 52,568	\$ 49,281	\$ 36,139
RO469363	\$ 71,797	\$ 62,824	\$ 42,630
RO469301	\$ 62,432	\$ 54,629	\$ 37,069
RO469305	\$ 62,432	\$ 54,629	\$ 37,069
RO469306	\$ 62,432	\$ 54,629	\$ 37,069
RO469307	\$ 62,432	\$ 54,629	\$ 37,069
RO469320	\$ 62,432	\$ 54,629	\$ 37,069
RO469353	\$ 62,432	\$ 54,629	\$ 37,069
RO474755	\$ 52,568	\$ 49,281	\$ 36,139
RO474756	\$ 52,568	\$ 49,281	\$ 36,139
RO474757	\$ 52,568	\$ 49,281	\$ 36,139
RO474760	\$ 60,453	\$ 56,674	\$ 41,560
RO474761	\$ 60,453	\$ 56,674	\$ 41,560
RO474768	\$ 60,453	\$ 56,674	\$ 41,560
RO474770	\$ 60,453	\$ 56,674	\$ 41,560
RO474771	\$ 60,453	\$ 56,674	\$ 41,560
RO474781	\$ 60,453	\$ 56,674	\$ 41,560
RO474782	\$ 52,568	\$ 49,281	\$ 36,139
RO474783	\$ 52,568	\$ 49,281	\$ 36,139
RO474784	\$ 52,568	\$ 49,281	\$ 36,139
RO474786	\$ 52,568	\$ 49,281	\$ 36,139
RO474794	\$ 60,453	\$ 56,674	\$ 41,560
RO474797	\$ 60,453	\$ 56,674	\$ 41,560
RO474807	\$ 60,453	\$ 56,674	\$ 41,560

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R0474808	\$ 60,453	\$ 56,674	\$ 41,560
R0474811	\$ 60,453	\$ 56,674	\$ 41,560
R0474812	\$ 60,453	\$ 56,674	\$ 41,560
R0474813	\$ 60,453	\$ 56,674	\$ 41,560
R0474819	\$ 52,568	\$ 49,281	\$ 36,139
R0474820	\$ 52,568	\$ 49,281	\$ 36,139
Totals	\$ 2,620,172	\$ 2,368,811	\$ 1,681,549