

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 64753</b>
Petitioner: <b>ESTATES AT CHATFIELD FARMS, LLC,</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.: R0473811+22**

**Category: Valuation      Property Type: Vacant Land**

2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

**Total Value:            \$4,409,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2014 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 5th day of December 2014.

**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.

*[Handwritten Signature]*

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



2014 DEC -3 AM 11:30

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>ESTATES AT CHATFIELD FARMS LLC</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION</b>	Docket Number: <b>64753</b>  Schedule Nos.: <b>R0473811 +22</b>
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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a>	
<b>STIPULATION (As to Tax Year 2014 Actual Values)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2014 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 2014.

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 2014 actual values of the subject properties, as also shown on Attachment A.

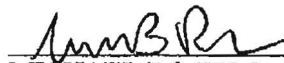
6. The valuations, as established on Attachment A, shall be binding only with respect to Tax Year 2014.

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

Parties to the appeal mutually agreed to the recommended change to value based on market review of study period single lot sales adjusting for attribute characteristics.

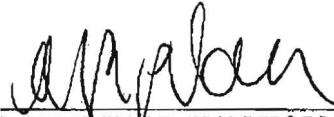
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 9, 2014 at 8:30 a.m. be vacated.

DATED this 2<sup>nd</sup> day of December, 2014.



MICHAEL ROGERS  
Agent for Petitioner  
Alliance Tax Advisors  
10500 Willowwisp Way  
Highlands Ranch, CO 80126  
303-955-4523

Docket Number 64753



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

DOCKET NO. 64753

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0473811	\$ 230,000	\$ 230,000	\$ 205,000
R0451009	\$ 200,000	\$ 200,000	\$ 200,000
R0439899	\$ 200,000	\$ 200,000	\$ 200,000
R0439900	\$ 230,000	\$ 230,000	\$ 220,000
R0439901	\$ 230,000	\$ 230,000	\$ 205,000
R0439902	\$ 230,000	\$ 230,000	\$ 205,000
R0439906	\$ 230,000	\$ 230,000	\$ 205,000
R0439908	\$ 230,000	\$ 230,000	\$ 205,000
R0473812	\$ 230,000	\$ 230,000	\$ 205,000
R0473814	\$ 200,000	\$ 200,000	\$ 168,000
R0439913	\$ 200,000	\$ 200,000	\$ 168,000
R0439914	\$ 200,000	\$ 200,000	\$ 168,000
R0439915	\$ 200,000	\$ 200,000	\$ 180,000
R0439916	\$ 200,000	\$ 200,000	\$ 180,000
R0439917	\$ 200,000	\$ 200,000	\$ 180,000
R0439918	\$ 230,000	\$ 230,000	\$ 205,000
R0439920	\$ 230,000	\$ 230,000	\$ 205,000
R0439921	\$ 230,000	\$ 230,000	\$ 205,000
R0439922	\$ 200,000	\$ 200,000	\$ 180,000
R0439923	\$ 200,000	\$ 200,000	\$ 180,000
R0439924	\$ 200,000	\$ 200,000	\$ 180,000
R0439925	\$ 200,000	\$ 200,000	\$ 180,000
R0439926	\$ 200,000	\$ 200,000	\$ 180,000
Totals	\$ 4,900,000	\$ 4,900,000	\$ 4,409,000