

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 64840</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.: R0482763+126**  
  
**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:            \$4,103,058**  
(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 12th day of February 2015.

**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

*[Handwritten signature of Cara McKeller]*



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	2015 FEB 11 PM 12: 54
Petitioner:  <b>SHEA HOMES LP</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION</b>	Docket Number: <b>64840</b>  Schedule Nos.: <b>R0482763 +126</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 Present Worth market review of study period multiple sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 18, 2014 at 8:30 a.m. be vacated.

DATED this 19 day of November, 2014.

  
THOMAS E. DOWNEY, JR., #9686  
Attorney for Petitioner  
Downey & Associates, P.C.  
383 Inverness Parkway, Suite 300  
Englewood, CO 80112  
303-813-1111

  
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 Number 64840

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0482763	\$ 37,884	\$ 37,884	\$ 35,358
R0482764	\$ 37,884	\$ 37,884	\$ 35,358
R0482765	\$ 37,884	\$ 37,884	\$ 35,358
R0482766	\$ 37,884	\$ 37,884	\$ 35,358
R0482767	\$ 37,884	\$ 37,884	\$ 35,358
R0482768	\$ 37,884	\$ 37,884	\$ 35,358
R0482769	\$ 37,884	\$ 37,884	\$ 35,358
R0482770	\$ 37,884	\$ 37,884	\$ 35,358
R0482771	\$ 37,884	\$ 37,884	\$ 35,358
R0482772	\$ 37,884	\$ 37,884	\$ 35,358
R0482773	\$ 37,884	\$ 37,884	\$ 35,358
R0482774	\$ 37,884	\$ 37,884	\$ 35,358
R0482775	\$ 37,884	\$ 37,884	\$ 35,358
R0482776	\$ 37,884	\$ 37,884	\$ 35,358
R0482777	\$ 37,884	\$ 37,884	\$ 35,358
R0482778	\$ 32,943	\$ 32,943	\$ 30,746
R0482779	\$ 32,943	\$ 32,943	\$ 30,746
R0482780	\$ 32,943	\$ 32,943	\$ 30,746
R0482781	\$ 32,943	\$ 32,943	\$ 30,746
R0482782	\$ 32,943	\$ 32,943	\$ 30,746
R0482783	\$ 32,943	\$ 32,943	\$ 30,746
R0482784	\$ 32,943	\$ 32,943	\$ 30,746
R0482785	\$ 32,943	\$ 32,943	\$ 30,746
R0482786	\$ 32,943	\$ 32,943	\$ 30,746
R0482787	\$ 32,943	\$ 32,943	\$ 30,746
R0482788	\$ 32,943	\$ 32,943	\$ 30,746
R0482789	\$ 32,943	\$ 32,943	\$ 30,746
R0482790	\$ 32,943	\$ 32,943	\$ 30,746
R0482791	\$ 32,943	\$ 32,943	\$ 30,746
R0482792	\$ 32,943	\$ 32,943	\$ 30,746
R0482793	\$ 32,943	\$ 32,943	\$ 30,746
R0482794	\$ 37,884	\$ 37,884	\$ 35,358
R0482795	\$ 37,884	\$ 37,884	\$ 35,358
R0482796	\$ 37,884	\$ 37,884	\$ 35,358
R0482797	\$ 37,884	\$ 37,884	\$ 35,358
R0482798	\$ 37,884	\$ 37,884	\$ 35,358
R0482799	\$ 37,884	\$ 37,884	\$ 35,358
R0482800	\$ 37,884	\$ 37,884	\$ 35,358
R0482801	\$ 37,884	\$ 37,884	\$ 35,358

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0482802	\$ 37,884	\$ 37,884	\$ 35,358
R0482803	\$ 37,884	\$ 37,884	\$ 35,358
R0482804	\$ 37,884	\$ 37,884	\$ 35,358
R0482805	\$ 37,884	\$ 37,884	\$ 35,358
R0482806	\$ 37,884	\$ 37,884	\$ 35,358
R0482807	\$ 37,884	\$ 37,884	\$ 35,358
R0482808	\$ 37,884	\$ 37,884	\$ 35,358
R0482809	\$ 37,884	\$ 37,884	\$ 35,358
R0482810	\$ 37,884	\$ 37,884	\$ 35,358
R0482811	\$ 37,884	\$ 37,884	\$ 35,358
R0482812	\$ 37,884	\$ 37,884	\$ 35,358
R0482813	\$ 37,884	\$ 37,884	\$ 35,358
R0482814	\$ 37,884	\$ 37,884	\$ 35,358
R0482815	\$ 37,884	\$ 37,884	\$ 35,358
R0482816	\$ 37,884	\$ 37,884	\$ 35,358
R0482817	\$ 37,884	\$ 37,884	\$ 35,358
R0482818	\$ 37,884	\$ 37,884	\$ 35,358
R0482819	\$ 37,884	\$ 37,884	\$ 35,358
R0482820	\$ 37,884	\$ 37,884	\$ 35,358
R0482821	\$ 37,884	\$ 37,884	\$ 35,358
R0482841	\$ 32,943	\$ 32,943	\$ 30,746
R0482842	\$ 32,943	\$ 32,943	\$ 30,746
R0482843	\$ 32,943	\$ 32,943	\$ 30,746
R0482844	\$ 32,943	\$ 32,943	\$ 30,746
R0482845	\$ 32,943	\$ 32,943	\$ 30,746
R0482846	\$ 32,943	\$ 32,943	\$ 30,746
R0482847	\$ 32,943	\$ 32,943	\$ 30,746
R0482848	\$ 32,943	\$ 32,943	\$ 30,746
R0482849	\$ 32,943	\$ 32,943	\$ 30,746
R0482850	\$ 32,943	\$ 32,943	\$ 30,746
R0482851	\$ 32,943	\$ 32,943	\$ 30,746
R0482852	\$ 32,943	\$ 32,943	\$ 30,746
R0482853	\$ 32,943	\$ 32,943	\$ 30,746
R0482854	\$ 32,943	\$ 32,943	\$ 30,746
R0482855	\$ 32,943	\$ 32,943	\$ 30,746
R0482856	\$ 32,943	\$ 32,943	\$ 30,746
R0482857	\$ 32,943	\$ 32,943	\$ 30,746
R0482858	\$ 32,943	\$ 32,943	\$ 30,746
R0482859	\$ 32,943	\$ 32,943	\$ 30,746
R0482860	\$ 32,943	\$ 32,943	\$ 30,746

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0482861	\$ 32,943	\$ 32,943	\$ 30,746
R0482862	\$ 32,943	\$ 32,943	\$ 30,746
R0482863	\$ 32,943	\$ 32,943	\$ 30,746
R0482864	\$ 32,943	\$ 32,943	\$ 30,746
R0482865	\$ 32,943	\$ 32,943	\$ 30,746
R0482866	\$ 32,943	\$ 32,943	\$ 30,746
R0482867	\$ 32,943	\$ 32,943	\$ 30,746
R0482868	\$ 32,943	\$ 32,943	\$ 30,746
R0482869	\$ 32,943	\$ 32,943	\$ 30,746
R0482870	\$ 32,943	\$ 32,943	\$ 30,746
R0482871	\$ 32,943	\$ 32,943	\$ 30,746
R0482872	\$ 32,943	\$ 32,943	\$ 30,746
R0482873	\$ 32,943	\$ 32,943	\$ 30,746
R0482874	\$ 32,943	\$ 32,943	\$ 30,746
R0482875	\$ 32,943	\$ 32,943	\$ 30,746
R0482876	\$ 32,943	\$ 32,943	\$ 30,746
R0482877	\$ 32,943	\$ 32,943	\$ 30,746
R0482878	\$ 32,943	\$ 32,943	\$ 30,746
R0482879	\$ 32,943	\$ 32,943	\$ 30,746
R0482880	\$ 32,943	\$ 32,943	\$ 30,746
R0482881	\$ 32,943	\$ 32,943	\$ 30,746
R0482882	\$ 32,943	\$ 32,943	\$ 30,746
R0482883	\$ 32,943	\$ 32,943	\$ 30,746
R0482884	\$ 32,943	\$ 32,943	\$ 30,746
R0482885	\$ 32,943	\$ 32,943	\$ 30,746
R0482886	\$ 32,943	\$ 32,943	\$ 30,746
R0482887	\$ 32,943	\$ 32,943	\$ 30,746
R0482888	\$ 32,943	\$ 32,943	\$ 30,746
R0482889	\$ 32,943	\$ 32,943	\$ 30,746
R0482890	\$ 32,943	\$ 32,943	\$ 30,746
R0482891	\$ 32,943	\$ 32,943	\$ 30,746
R0482892	\$ 32,943	\$ 32,943	\$ 30,746
R0482893	\$ 32,943	\$ 32,943	\$ 30,746
R0482894	\$ 32,943	\$ 32,943	\$ 30,746
R0482895	\$ 32,943	\$ 32,943	\$ 30,746
R0482896	\$ 32,943	\$ 32,943	\$ 30,746
R0482897	\$ 32,943	\$ 32,943	\$ 30,746
R0482898	\$ 32,943	\$ 32,943	\$ 30,746
R0482899	\$ 32,943	\$ 32,943	\$ 30,746

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0482900	\$ 32,943	\$ 32,943	\$ 30,746
R0482901	\$ 32,943	\$ 32,943	\$ 30,746
R0482902	\$ 32,943	\$ 32,943	\$ 30,746
R0482903	\$ 32,943	\$ 32,943	\$ 30,746
R0482904	\$ 32,943	\$ 32,943	\$ 30,746
R0482905	\$ 32,943	\$ 32,943	\$ 30,746
R0482906	\$ 32,943	\$ 32,943	\$ 30,746
R0482907	\$ 32,943	\$ 32,943	\$ 30,746
R0482908	\$ 32,943	\$ 32,943	\$ 30,746
	\$ 4,396,224	\$ 4,396,224	\$ 4,103,058