

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64841
Petitioner: SHEA HOMES LP, 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.: R483357+78

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: \$4,468,286
 (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

CW

Cara McKeller



2015 FEB 11 PM 12:54

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203.</p> <hr/> <p>Petitioner:</p> <p>SHEA HOMES LP</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p> <hr/> <p>Attorneys for Respondent:</p> <p>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</p>	<hr/> <p>Docket Number: 64841</p> <p>Schedule Nos.: R0483357 +78</p>
<p>STIPULATION (As to Tax Year 2014 Actual Values)</p>	

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 adjusting for attributes.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 26, 2014 at 8:30 a.m. be vacated.

DATED this 19th day of November, 2014.


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BOARD OF EQUALIZATION
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303-660-7414

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PARCEL #	ASSESSOR		STIPULATED	
	VALUES	BOE VALUES	VALUES	VALUES
R0483357	\$ 91,762	\$ 91,762	\$ 79,790	
R0483358	\$ 91,762	\$ 91,762	\$ 79,790	
R0483359	\$ 91,762	\$ 91,762	\$ 79,790	
R0483360	\$ 91,762	\$ 91,762	\$ 79,790	
R0483361	\$ 91,762	\$ 91,762	\$ 79,790	
R0483362	\$ 91,762	\$ 91,762	\$ 79,790	
R0483363	\$ 91,762	\$ 91,762	\$ 79,790	
R0483364	\$ 91,762	\$ 91,762	\$ 79,790	
R0483365	\$ 91,762	\$ 91,762	\$ 79,790	
R0483366	\$ 91,762	\$ 91,762	\$ 79,790	
R0483367	\$ 91,762	\$ 91,762	\$ 79,790	
R0483368	\$ 91,762	\$ 91,762	\$ 79,790	
R0483369	\$ 91,762	\$ 91,762	\$ 79,790	
R0483370	\$ 91,762	\$ 91,762	\$ 79,790	
R0483427	\$ 39,896	\$ 39,896	\$ 39,896	
R0483428	\$ 39,896	\$ 39,896	\$ 39,896	
R0483429	\$ 39,896	\$ 39,896	\$ 39,896	
R0483430	\$ 39,896	\$ 39,896	\$ 39,896	
R0483324	\$ 91,762	\$ 91,762	\$ 79,790	
R0483325	\$ 91,762	\$ 91,762	\$ 79,790	
R0483326	\$ 91,762	\$ 91,762	\$ 79,790	
R0483327	\$ 91,762	\$ 91,762	\$ 79,790	
R0483328	\$ 91,762	\$ 91,762	\$ 79,790	
R0483329	\$ 91,762	\$ 91,762	\$ 79,790	
R0483330	\$ 91,762	\$ 91,762	\$ 79,790	
R0483331	\$ 91,762	\$ 91,762	\$ 79,790	
R0483332	\$ 91,762	\$ 91,762	\$ 79,790	
R0483333	\$ 91,762	\$ 91,762	\$ 79,790	
R0483334	\$ 91,762	\$ 91,762	\$ 79,790	
R0483335	\$ 91,762	\$ 91,762	\$ 79,790	
R0483336	\$ 91,762	\$ 91,762	\$ 79,790	
R0483337	\$ 39,896	\$ 39,896	\$ 39,896	
R0483338	\$ 39,896	\$ 39,896	\$ 39,896	
R0483339	\$ 39,896	\$ 39,896	\$ 39,896	
R0483356	\$ 91,762	\$ 91,762	\$ 39,896	
R0483461	\$ 39,896	\$ 39,896	\$ 39,896	
R0483462	\$ 39,896	\$ 39,896	\$ 39,896	
R0483463	\$ 39,896	\$ 39,896	\$ 39,896	
R0483464	\$ 39,896	\$ 39,896	\$ 39,896	

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0483475	\$ 39,896	\$ 39,896	\$ 39,896
R0483476	\$ 39,896	\$ 39,896	\$ 39,896
R0483477	\$ 39,896	\$ 39,896	\$ 39,896
R0483478	\$ 39,896	\$ 39,896	\$ 39,896
R0483479	\$ 39,896	\$ 39,896	\$ 39,896
R0483503	\$ 39,896	\$ 39,896	\$ 39,896
R0483504	\$ 39,896	\$ 39,896	\$ 39,896
R0483506	\$ 39,896	\$ 39,896	\$ 39,896
R0483507	\$ 39,896	\$ 39,896	\$ 39,896
R0483508	\$ 39,896	\$ 39,896	\$ 39,896
R0483509	\$ 39,896	\$ 39,896	\$ 39,896
R0483510	\$ 39,896	\$ 39,896	\$ 39,896
R0483511	\$ 39,896	\$ 39,896	\$ 39,896
R0483512	\$ 39,896	\$ 39,896	\$ 39,896
R0483514	\$ 39,896	\$ 39,896	\$ 39,896
R0483515	\$ 39,896	\$ 39,896	\$ 39,896
R0483516	\$ 39,896	\$ 39,896	\$ 39,896
R0483517	\$ 39,896	\$ 39,896	\$ 39,896
R0483518	\$ 39,896	\$ 39,896	\$ 39,896
R0483566	\$ 39,896	\$ 39,896	\$ 39,896
R0483567	\$ 39,896	\$ 39,896	\$ 39,896
R0483568	\$ 39,896	\$ 39,896	\$ 39,896
R0483431	\$ 39,896	\$ 39,896	\$ 39,896
R0483432	\$ 39,896	\$ 39,896	\$ 39,896
R0483433	\$ 39,896	\$ 39,896	\$ 39,896
R0483434	\$ 39,896	\$ 39,896	\$ 39,896
R0483435	\$ 39,896	\$ 39,896	\$ 39,896
R0483436	\$ 39,896	\$ 39,896	\$ 39,896
R0483437	\$ 39,896	\$ 39,896	\$ 39,896
R0483450	\$ 91,762	\$ 91,762	\$ 79,790
R0483451	\$ 91,762	\$ 91,762	\$ 79,790
R0483452	\$ 91,762	\$ 91,762	\$ 79,790
R0483453	\$ 91,762	\$ 91,762	\$ 79,790
R0483454	\$ 91,762	\$ 91,762	\$ 79,790
R0483455	\$ 91,762	\$ 91,762	\$ 79,790
R0483456	\$ 39,896	\$ 39,896	\$ 39,896
R0483457	\$ 39,896	\$ 39,896	\$ 39,896
R0483458	\$ 39,896	\$ 39,896	\$ 39,896

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PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0483459	\$ 39,896	\$ 39,896	\$ 39,896
R0483460	\$ 39,896	\$ 39,896	\$ 39,896
Totals	\$ 4,915,228	\$ 4,915,228	\$ 4,468,286