

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 64993</b>
Petitioner: <b>THE RYLAND GROUP INC.,</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.: R0455283+39**  
  
**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:            \$1,146,363**  
 (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 4th day of May 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*

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



<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	
<p>Petitioner:</p> <p><b>THE RYLAND GROUP, INC.</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	<p>Docket Number: <b>64993</b></p> <p>Schedule Nos.: <b>R0466283 +39</b></p>
<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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a></p>	
<p><b>STIPULATION (As to Tax Year 2014 Actual Values)</b></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:

A reduction in value was warranted based on reconsideration of Present Worth factors predicated on the Board of Assessment Appeals Order under Docket 64983.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 30, 2015 at 8:30 a.m. be vacated.

DATED this 22<sup>nd</sup> day of April, 2015.



TODD J. STEVENS  
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303-347-1878



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BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 64993

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0466283	\$ 34,004	\$ 34,004	\$32,115
R0466284	\$ 34,004	\$ 34,004	\$32,115
R0466288	\$ 34,004	\$ 34,004	\$32,115
R0466300	\$ 29,569	\$ 29,569	\$27,926
R0466301	\$ 29,569	\$ 29,569	\$27,926
R0466302	\$ 29,569	\$ 29,569	\$27,926
R0466303	\$ 29,569	\$ 29,569	\$27,926
R0466308	\$ 29,569	\$ 29,569	\$27,926
R0466311	\$ 29,569	\$ 29,569	\$27,926
R0466312	\$ 29,569	\$ 29,569	\$27,926
R0466313	\$ 29,569	\$ 29,569	\$27,926
R0466314	\$ 29,569	\$ 29,569	\$27,926
R0466315	\$ 29,569	\$ 29,569	\$27,926
R0466316	\$ 29,569	\$ 29,569	\$27,926
R0466317	\$ 29,569	\$ 29,569	\$27,926
R0466318	\$ 29,569	\$ 29,569	\$27,926
R0466319	\$ 29,569	\$ 29,569	\$27,926
R0466320	\$ 29,569	\$ 29,569	\$27,926
R0466324	\$ 29,569	\$ 29,569	\$27,926
R0466325	\$ 29,569	\$ 29,569	\$27,926
R0466350	\$ 29,569	\$ 29,569	\$27,926
R0466351	\$ 29,569	\$ 29,569	\$27,926
R0466352	\$ 29,569	\$ 29,569	\$27,926
R0466357	\$ 34,004	\$ 34,004	\$32,115
R0466358	\$ 34,004	\$ 34,004	\$32,115
R0466379	\$ 29,569	\$ 29,569	\$27,926
R0466380	\$ 29,569	\$ 29,569	\$27,926
R0466406	\$ 29,569	\$ 29,569	\$27,926
R0466409	\$ 29,569	\$ 29,569	\$27,926
R0466414	\$ 29,569	\$ 29,569	\$27,926
R0466427	\$ 29,569	\$ 29,569	\$27,926
R0466428	\$ 29,569	\$ 29,569	\$27,926
R0466430	\$ 29,569	\$ 29,569	\$27,926
R0466431	\$ 29,569	\$ 29,569	\$27,926

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R0466466	\$ 29,569	\$ 29,569	\$27,926
R0466467	\$ 29,569	\$ 29,569	\$27,926
R0466471	\$ 29,569	\$ 29,569	\$27,926
R0466494	\$ 34,004	\$ 34,004	\$32,115
R0466495	\$ 34,004	\$ 34,004	\$32,115
R0483667	\$ 29,569	\$ 29,569	\$27,926
Totals	\$ 1,213,805	\$ 1,213,805	\$ 1,146,363