

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66444
Petitioner: SHEA HOMES LIMITED PARTNERSHIP - v. Respondent: ADAMS 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.: R0144208+2

Category: Valuation

Property Type: Vacant Land

2. Petitioner is protesting the 2015 actual value of the subject property.

3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$153,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

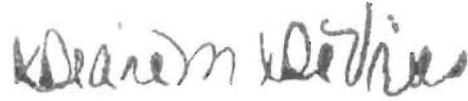
ORDER:

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 21st day of April 2016.

BOARD OF ASSESSMENT APPEALS



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



Gordana Katardzic



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	2016 APR 11 AM 11:19
Petitioner: SHEA HOMES LIMITED PARTNERSHIP Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	<p style="text-align: center;">▲ COURT USE ONLY ▲</p>
Kerri Booth, #42562 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	Docket Number: 66444 Multiple County Account Numbers: (As set forth in Attachment A)
STIPULATION (As to Tax Year 2015 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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 Attachment A to this Stipulation.
2. The subject properties are classified as Vacant Residential properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2015.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2015 actual values of the subject properties, as shown on Attachment A.

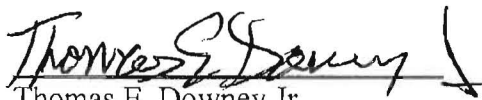
Total 2015 Proposed Value: \$153,000
(Referenced in Attachment A)

5. The Both parties stipulate and agree that the valuations as established in Attachment A are binding with respect to tax year 2015 and that further adjustment, whether brought under legal or factual grounds, shall be precluded.

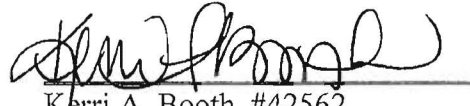
6. Brief narrative as to why the reductions were made: Based on the sales data of comparable vacant lots, these lots were over valued. Value being corrected to a level that is supported by comparable sales within the collection period.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 19, 2016 at 8:30 a.m. be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 6th day of April 2016.



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Docket Number: 66444

ATTACHMENT A

2016 APR 11 AM 11:19

Account Number: R0144208

Original Value:
Land: \$70,000
Improvements: \$0
Total: \$70,000

Value after BOE Appeal:
Land: \$70,000
Improvements: \$0
Total: \$70,000

Stipulated Value:
Land: \$51,000
Improvements: \$0
Total: \$51,000

Account Number: R0144209

Original Value:
Land: \$70,000
Improvements: \$0
Total: \$70,000

Value after BOE Appeal:
Land: \$70,000
Improvements: \$0
Total: \$70,000

Stipulated Value:
Land: \$51,000
Improvements: \$0
Total: \$51,000

2016 APR 11 AM 11:19

Account Number: R0144210

Original Value:

Land:	\$70,000
Improvements:	\$0
Total:	\$70,000

Value after BOE Appeal:

Land:	\$70,000
Improvements:	\$0
Total:	\$70,000

Stipulated Value:

Land:	\$51,000
Improvements:	\$0
Total:	\$51,000

TOTAL NEW VALUE OF ACCOUNTS = \$153,000