

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68150
Petitioner: CASTLE ROCK DEVELOPMENT COMPANY - THE MEADOWS - 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.: R0477193+41

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: \$15,334,295

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

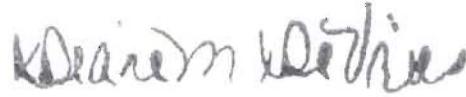
ORDER:

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

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

DATED AND MAILED this 22nd day of August 2016.

BOARD OF ASSESSMENT APPEALS

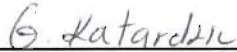


Diane M. DeVries

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



2016 AUG 18 PM 4: 54

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

CASTLE ROCK DEVELOPMENT COMPANY,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: **68150**

Schedule Nos.:
R0477193 +41

STIPULATION (As to Tax Year 2015 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 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.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2015.

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 2015 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 2015.

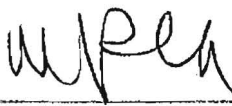
7. Brief Narrative as to why the reductions were made:

Further review of account data, market sales, absorption rates, and level of completion of the lots indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 21, 2016 at 8:30 a.m. be vacated.

DATED this 17th day of August, 2016.


TODD J. STEVENS
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303-347-1878


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 68150

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0477193	\$ 179,658	\$ 179,658	\$ 148,234
R0477195	\$ 1,086,968	\$ 1,086,968	\$ 896,847
R0477196	\$ 398,808	\$ 398,808	\$ 329,053
R0477198	\$ 1,261,723	\$ 1,261,723	\$ 1,041,036
R0477202	\$ 608,684	\$ 608,684	\$ 418,517
R0477204	\$ 360,659	\$ 360,659	\$ 297,576
R0477206	\$ 55,023	\$ 55,023	\$ 45,399
R0475937	\$ 1,453,158	\$ 1,453,158	\$ 1,227,516
R0483911	\$ 3,052,960	\$ 3,052,960	\$ 2,406,977
R0483913	\$ 811,431	\$ 811,431	\$ 685,434
R0482750	\$ 2,152,018	\$ 2,152,018	\$ 1,816,838
R0484772	\$ 529,925	\$ 529,925	\$ 447,389
R0484773	\$ 2,869,951	\$ 2,869,951	\$ 2,422,957
R0058288	\$ 806,400	\$ 161,280	\$ 161,280
R0431157	\$ 30,000	\$ 6,000	\$ 6,000
R0460828	\$ 115,266	\$ 115,266	\$ 115,266
R0460843	\$ 115,266	\$ 115,266	\$ 115,266
R0460846	\$ 115,266	\$ 115,266	\$ 115,266
R0460857	\$ 129,674	\$ 129,674	\$ 129,674
R0460874	\$ 144,083	\$ 144,083	\$ 144,083
R0460892	\$ 276,639	\$ 276,639	\$ 276,639
R0460893	\$ 345,799	\$ 345,799	\$ 345,799
R0460829	\$ 76,957	\$ 76,957	\$ 76,957
R0460830	\$ 70,952	\$ 70,952	\$ 70,952
R0460831	\$ 71,507	\$ 71,507	\$ 71,507
R0460832	\$ 71,429	\$ 71,429	\$ 71,429
R0460833	\$ 72,347	\$ 72,347	\$ 72,347
R0460834	\$ 73,078	\$ 73,078	\$ 73,078
R0460835	\$ 76,058	\$ 76,058	\$ 76,058
R0460930	\$ 72,716	\$ 72,716	\$ 72,716
R0460931	\$ 69,788	\$ 69,788	\$ 69,788
R0460932	\$ 69,788	\$ 69,788	\$ 69,788
R0460933	\$ 69,788	\$ 69,788	\$ 69,788

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R0460934	\$ 69,788	\$ 69,788	\$ 69,788
R0460935	\$ 77,534	\$ 77,534	\$ 77,534
R0463979	\$ 68,725	\$ 68,725	\$ 68,725
R0463980	\$ 68,907	\$ 68,907	\$ 68,907
R0463981	\$ 69,873	\$ 69,873	\$ 69,873
R0463982	\$ 70,379	\$ 70,379	\$ 70,379
R0463983	\$ 70,627	\$ 70,627	\$ 70,627
R0463984	\$ 70,627	\$ 70,627	\$ 70,627
R0442121	\$ 405,410	\$ 405,410	\$ 380,381
Totals	\$ 18,665,637	\$ 17,996,517	\$ 15,334,295