

DATED AND MAILED this 26th day of July 2016.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

G. Katardzic

Gordana Katardzic



2016 JUL 22 AM 9:32

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SHEA HOMES LP	
v.	
Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	Docket Number: 68333 Schedule Nos.: R0483465 +70
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: attorney@douglas.co.us	
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 property.

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, and reconsideration of present worth factors indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 31, 2016 at 8:30 a.m. be vacated.

DATED this 21st day of July, 2016.


THOMAS E. DOWNEY JR. ESQ.
Attorney for Petitioner #9686
Downey & Associates, P.C.
6855 South Havana Street, Suite 600
Centennial, 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 68333

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0483465	\$ 121,227	\$ 115,166	\$ 98,928
R0483472	\$ 132,763	\$ 126,125	\$ 108,341
R0483493	\$ 128,816	\$ 122,376	\$ 105,121
R0483494	\$ 126,019	\$ 119,718	\$ 102,838
R0483495	\$ 125,390	\$ 119,120	\$ 102,324
R0483524	\$ 159,672	\$ 151,688	\$ 130,300
R0483525	\$ 128,508	\$ 122,083	\$ 104,869
R0483526	\$ 123,484	\$ 117,310	\$ 100,769
R0484567	\$ 119,920	\$ 113,924	\$ 97,861
R0483395	\$ 131,608	\$ 184,251	\$ 184,251
R0483406	\$ 122,383	\$ 171,336	\$ 171,336
R0483469	\$ 154,526	\$ 146,799	\$ 126,100
R0483473	\$ 154,264	\$ 146,551	\$ 125,887
R0483496	\$ 125,390	\$ 119,120	\$ 102,324
R0484578	\$ 134,845	\$ 128,103	\$ 110,040
R0483537	\$ 126,146	\$ 117,947	\$ 101,316
R0483398	\$ 115,474	\$ 161,664	\$ 161,664
R0483325	\$ 130,651	\$ 124,119	\$ 106,618
R0483326	\$ 110,737	\$ 105,201	\$ 90,368
R0483521	\$ 129,431	\$ 122,959	\$ 105,622
R0483523	\$ 134,253	\$ 127,541	\$ 109,558
R0483400	\$ 107,436	\$ 150,411	\$ 150,411
R0483405	\$ 116,358	\$ 162,901	\$ 162,901
R0483464	\$ 127,890	\$ 121,496	\$ 104,365
R0483491	\$ 128,816	\$ 122,376	\$ 105,121
R0483519	\$ 130,347	\$ 123,830	\$ 106,370
R0483418	\$ 124,563	\$ 116,467	\$ 100,045
R0484562	\$ 129,124	\$ 122,668	\$ 105,372
R0484565	\$ 125,705	\$ 119,419	\$ 102,581
R0483393	\$ 125,617	\$ 175,864	\$ 175,864
R0483401	\$ 126,890	\$ 177,646	\$ 177,646
R0483463	\$ 127,890	\$ 121,496	\$ 104,365
R0483470	\$ 161,438	\$ 153,366	\$ 131,741
R0483492	\$ 128,816	\$ 122,376	\$ 105,121
R0483520	\$ 123,484	\$ 117,310	\$ 100,769
R0484563	\$ 129,737	\$ 123,250	\$ 105,872
R0484566	\$ 126,645	\$ 120,313	\$ 103,349
R0484579	\$ 123,164	\$ 117,006	\$ 100,508
R0484583	\$ 117,602	\$ 111,722	\$ 95,969

DOCKET NO. 68333

RO483391	\$ 127,972	\$ 179,161	\$ 179,161
RO483392	\$ 134,040	\$ 187,656	\$ 187,656
RO483394	\$ 135,753	\$ 190,054	\$ 190,054
RO483397	\$ 114,882	\$ 160,834	\$ 160,834
RO483403	\$ 124,056	\$ 173,678	\$ 173,678
RO483404	\$ 117,721	\$ 164,809	\$ 164,809
RO483466	\$ 131,560	\$ 124,982	\$ 107,360
RO483467	\$ 151,362	\$ 143,794	\$ 123,519
RO483468	\$ 145,677	\$ 138,393	\$ 118,880
RO483487	\$ 128,816	\$ 122,376	\$ 105,121
RO483489	\$ 128,816	\$ 122,376	\$ 105,121
RO483497	\$ 125,390	\$ 119,120	\$ 102,324
RO483499	\$ 126,332	\$ 120,016	\$ 103,094
RO483527	\$ 134,845	\$ 128,103	\$ 110,040
RO484581	\$ 109,854	\$ 104,362	\$ 89,647
RO483396	\$ 116,944	\$ 163,721	\$ 163,721
RO483471	\$ 132,163	\$ 125,555	\$ 107,852
RO483490	\$ 128,816	\$ 122,376	\$ 105,121
RO483500	\$ 140,356	\$ 133,338	\$ 114,537
RO484561	\$ 130,042	\$ 123,540	\$ 106,121
RO484564	\$ 139,499	\$ 132,524	\$ 113,838
RO484580	\$ 128,200	\$ 121,790	\$ 104,618
RO483324	\$ 110,030	\$ 104,528	\$ 89,790
RO483399	\$ 111,775	\$ 156,484	\$ 156,484
RO483529	\$ 105,207	\$ 147,290	\$ 147,290
RO483488	\$ 128,816	\$ 122,376	\$ 105,121
RO483498	\$ 125,390	\$ 119,120	\$ 102,324
RO483528	\$ 122,522	\$ 116,395	\$ 99,983
RO484560	\$ 116,258	\$ 110,445	\$ 94,872
RO484577	\$ 121,552	\$ 115,474	\$ 99,192
RO484582	\$ 122,199	\$ 116,089	\$ 99,720
RO483402	\$ 126,437	\$ 177,012	\$ 177,012
Totals	\$ 9,060,311	\$ 9,530,789	\$ 8,593,699