

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73063
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO INC v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R0490432+182
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$11,757,456
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 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 9th day of January 2019.

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

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

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Petitioner:

**RICHMOND AMERICAN HOMES OF
COLORADO, INC.,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Docket Number: 73063

Schedule Nos.:
R0490432 +182

Attorneys for Respondent:

Dawn L. Johnson, #48451
Carmen Jackson-Brown, #49684
Megan Taggart, #47797
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
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E-mail: attorney@douglas.co.us

STIPULATION (As to Tax Year 2017 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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 Residential Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2017.

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 2017 actual values of the subject properties, as also shown on Attachment A.


6. Except as otherwise provided herein, the valuations, as established on Attachment A, shall be binding only with respect to tax year 2017.


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

Utilizing a present worth discounting calculation, 82 of the 183 lots merited an adjustment to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 31, 2018 at 8:30 a.m. be vacated.

DATED this 2 day of January, ~~2018~~ ²⁰¹⁹.


TODD J. STEVENS
Agent for Petitioner
Stevens & Associates, Inc.
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303-347-1878


CARMEN JACKSON-BROWN, #49684
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 73063

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0490432	71,973	71,973	66,827
R0490433	72,679	72,679	66,827
R0490434	72,679	72,679	66,827
R0490435	72,679	72,679	66,827
R0490436	72,679	72,679	66,827
R0490437	71,230	71,230	66,827
R0490438	72,679	72,679	66,827
R0490439	71,973	71,973	66,827
R0490440	71,230	71,230	66,827
R0490441	71,230	71,230	66,827
R0490442	68,717	68,717	66,827
R0490443	68,717	68,717	66,827
R0490446	71,973	71,973	66,827
R0490447	71,973	71,973	66,827
R0490448	72,679	72,679	66,827
R0490451	71,230	71,230	66,827
R0490452	71,973	71,973	66,827
R0490453	71,973	71,973	66,827
R0490454	71,973	71,973	66,827
R0490455	71,973	71,973	66,827
R0490456	71,973	71,973	66,827
R0490457	70,443	70,443	66,827
R0490458	70,443	70,443	66,827
R0490459	70,443	70,443	66,827
R0490462	72,679	72,679	66,827
R0490463	71,230	71,230	66,827
R0490464	71,230	71,230	66,827
R0490465	71,230	71,230	66,827
R0490466	71,230	71,230	66,827
R0490467	69,608	69,608	66,827
R0490468	71,973	71,973	66,827
R0490469	71,230	71,230	66,827
R0490470	69,608	69,608	66,827
R0490471	69,608	69,608	66,827
R0490472	61,939	61,939	61,939
R0490473	64,340	64,340	64,340
R0490474	72,679	72,679	66,827
R0490475	71,230	71,230	66,827

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PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0490476	72,679	72,679	66,827
R0490477	71,973	71,973	66,827
R0490478	71,230	71,230	66,827
R0490479	71,230	71,230	66,827
R0490480	71,230	71,230	66,827
R0490481	71,230	71,230	66,827
R0490482	71,230	71,230	66,827
R0490483	71,230	71,230	66,827
R0490484	71,230	71,230	66,827
R0490485	71,230	71,230	66,827
R0490486	71,230	71,230	66,827
R0490487	71,973	71,973	66,827
R0490489	73,991	73,991	66,827
R0490490	71,973	71,973	66,827
R0490491	71,973	71,973	66,827
R0490492	71,973	71,973	66,827
R0490493	71,230	71,230	66,827
R0490494	71,973	71,973	66,827
R0490495	71,230	71,230	66,827
R0490496	61,939	61,939	61,939
R0490497	63,199	63,199	63,199
R0490498	73,991	73,991	66,827
R0490499	72,679	72,679	66,827
R0490500	72,679	72,679	66,827
R0490501	71,973	71,973	66,827
R0490502	75,193	75,193	66,827
R0490503	72,679	72,679	66,827
R0490504	71,973	71,973	66,827
R0490505	61,939	61,939	61,939
R0490506	64,340	64,340	64,340
R0490507	74,605	74,605	66,827
R0490508	74,605	74,605	66,827
R0490509	75,193	75,193	66,827
R0490510	59,754	59,754	59,754
R0490511	60,529	60,529	60,529
R0490512	60,529	60,529	60,529
R0490513	60,529	60,529	60,529
R0490514	60,529	60,529	60,529
R0490515	60,529	60,529	60,529
R0490516	60,529	60,529	60,529
R0490517	60,529	60,529	60,529
R0490518	60,529	60,529	60,529

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PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0490519	60,529	60,529	60,529
R0490520	60,529	60,529	60,529
R0490521	60,529	60,529	60,529
R0490522	60,529	60,529	60,529
R0490523	61,255	61,255	61,255
R0490524	62,585	62,585	62,585
R0490525	63,199	63,199	63,199
R0490527	63,783	63,783	63,783
R0490528	61,939	61,939	61,939
R0490529	61,939	61,939	61,939
R0490530	61,939	61,939	61,939
R0490531	61,939	61,939	61,939
R0490532	64,340	64,340	64,340
R0490533	64,340	64,340	64,340
R0490534	65,385	65,385	65,385
R0490535	64,340	64,340	64,340
R0490536	65,385	65,385	65,385
R0490537	62,585	62,585	62,585
R0490538	61,939	61,939	61,939
R0490539	61,939	61,939	61,939
R0490540	63,199	63,199	63,199
R0490541	65,876	65,876	65,876
R0490542	65,876	65,876	65,876
R0490544	63,783	63,783	63,783
R0490545	64,874	64,874	64,874
R0490546	63,199	63,199	63,199
R0490547	61,939	61,939	61,939
R0490548	61,939	61,939	61,939
R0490549	61,939	61,939	61,939
R0490550	60,529	60,529	60,529
R0490551	59,754	59,754	59,754
R0490552	60,529	60,529	60,529
R0490553	60,529	60,529	60,529
R0490554	60,529	60,529	60,529
R0490555	60,529	60,529	60,529
R0490556	60,529	60,529	60,529
R0490557	60,529	60,529	60,529
R0490558	60,529	60,529	60,529
R0490559	60,529	60,529	60,529
R0490560	60,529	60,529	60,529
R0490561	61,255	61,255	61,255
R0490562	60,529	60,529	60,529

DOCKET NO. 73063

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0490563	59,754	59,754	59,754
R0490564	59,754	59,754	59,754
R0490565	59,754	59,754	59,754
R0490566	60,529	60,529	60,529
R0490567	60,529	60,529	60,529
R0490568	61,939	61,939	61,939
R0490569	62,585	62,585	62,585
R0490570	72,679	72,679	66,827
R0490571	73,991	73,991	66,827
R0490572	70,443	70,443	66,827
R0490573	71,973	71,973	66,827
R0490574	69,608	69,608	66,827
R0490575	71,230	71,230	66,827
R0490576	71,230	71,230	66,827
R0490577	72,679	72,679	66,827
R0490578	71,973	71,973	66,827
R0490579	71,230	71,230	66,827
R0490580	71,230	71,230	66,827
R0490581	71,973	71,973	66,827
R0490582	71,230	71,230	66,827
R0490583	71,230	71,230	66,827
R0490584	71,230	71,230	66,827
R0490585	74,605	74,605	66,827
R0490586	75,758	75,758	66,827
R0490589	61,255	61,255	61,255
R0490590	60,529	60,529	60,529
R0490591	61,255	61,255	61,255
R0490592	61,939	61,939	61,939
R0490593	61,939	61,939	61,939
R0490594	61,939	61,939	61,939
R0490595	61,939	61,939	61,939
R0490596	61,939	61,939	61,939
R0490597	61,939	61,939	61,939
R0490598	66,349	66,349	66,349
R0490599	64,874	64,874	64,874
R0490600	64,874	64,874	64,874
R0490601	65,385	65,385	65,385
R0490602	63,199	63,199	63,199
R0490603	62,585	62,585	62,585
R0490604	61,939	61,939	61,939
R0490605	61,939	61,939	61,939
R0490606	62,585	62,585	62,585

DOCKET NO. 73063

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0490607	62,585	62,585	62,585
R0490608	62,585	62,585	62,585
R0490609	63,199	63,199	63,199
R0490610	63,199	63,199	63,199
R0490611	62,585	62,585	62,585
R0490612	62,585	62,585	62,585
R0490613	63,199	63,199	63,199
R0490614	64,340	64,340	64,340
R0490615	62,585	62,585	62,585
R0490616	62,585	62,585	62,585
R0490617	64,874	64,874	64,874
R0490618	63,199	63,199	63,199
R0490619	63,199	63,199	63,199
R0490620	61,939	61,939	61,939
R0490621	61,939	61,939	61,939
R0490622	61,939	61,939	61,939
R0490623	62,585	62,585	62,585
R0490624	61,255	61,255	61,255
R0490625	61,939	61,939	61,939
TOTALS	\$ 12,170,591	\$ 12,170,591	\$ 11,757,456