

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73064</b>
Petitioner: <b>WILLIAM LYON HOMES INC COLORADO DIVISION VILLAGE HOMES</b>  v. Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 300457828+110**  
**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: \$9,802,965**  
 (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 Jefferson County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 27th day of November 2018.

**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.

*Yesenia Araujo*

\_\_\_\_\_  
Yesenia Araujo



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Colorado Board of Assessment Appeals  
Appeal  
STIPULATION

Docket Number(s): 73064

Colorado Division Village Homes, William Lyon Homes Inc.  
Petitioner,

vs.

Jefferson County Board of Equalization  
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number(s): 300457828 + 110
2. The parties agree that the 2017 actual value of the subject property shall be Stipulated Values below:

<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300457828 + 110	\$10,082,259	Total: \$9,802,965	
		Land: \$9,802,965	
		Improvements: N/A	

3. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an improvement be destroyed, then the Assessor's Office would make a downward adjustment in valuation to reflect the damage to or destruction of that improvement.
4. Petitioner(s) agree(s) to provide the Jefferson County Assessor, if applicable, with confidential information to assist in the appraisal process of future years. This information shall include, but not be limited to, actual rent rolls, together with operating income and expense information for the property, which will be provided to the Assessor no later than March 15<sup>th</sup> of each year.
5. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
6. This valuation is for purposes of settlement only and does not reflect an appraised value.
7. Petitioner(s) agree(s) to waive the right to any further hearing or appeal of schedule number(s): 300457828 + 110 for the assessment year(s) 2017.

Colorado Division Village Homes, William Lyon Homes Inc.  
Petitioner

Jefferson County Board of Equalization  
Respondent

By: 

By: 

Title: Agent

Title: Assistant County Attorney

Phone: 303-347-1878

Phone: 303 271 8918

Date: 11-5-18

Date: 11/14/18

Docket Number(s):  
73064

100 Jefferson County Parkway  
Golden, CO 80419

2017 BAA Stipulation Summary / Docket Number: 73064

Subject	Account #	2017	2017 Stipulated
		Land Value	Land Value
1	300457828	\$101,925	\$88,315
2	300457830	\$101,925	\$88,315
3	300457831	\$101,925	\$88,315
4	300460149	\$90,523	\$88,315
5	300460159	\$90,523	\$88,315
6	300460166	\$90,523	\$88,315
7	300460168	\$90,523	\$88,315
8	300460169	\$90,523	\$88,315
9	300460170	\$90,523	\$88,315
10	300460171	\$90,523	\$88,315
11	300460172	\$90,523	\$88,315
12	300460173	\$90,523	\$88,315
13	300460174	\$90,523	\$88,315
14	300460175	\$90,523	\$88,315
15	300460176	\$90,523	\$88,315
16	300460177	\$90,523	\$88,315
17	300460178	\$90,523	\$88,315
18	300460179	\$90,523	\$88,315
19	300460180	\$90,523	\$88,315
20	300460181	\$90,523	\$88,315
21	300460182	\$90,523	\$88,315
22	300460183	\$90,523	\$88,315
23	300460184	\$90,523	\$88,315
24	300460185	\$90,523	\$88,315
25	300460186	\$90,523	\$88,315
26	300460187	\$90,523	\$88,315
27	300460188	\$90,523	\$88,315
28	300460189	\$90,523	\$88,315
29	300460190	\$90,523	\$88,315
30	300460191	\$90,523	\$88,315
31	300460192	\$90,523	\$88,315
32	300460195	\$90,523	\$88,315
33	300460196	\$90,523	\$88,315
34	300460197	\$90,523	\$88,315
35	300460199	\$90,523	\$88,315
36	300460200	\$90,523	\$88,315
37	300460201	\$90,523	\$88,315
38	300460202	\$90,523	\$88,315
39	300460203	\$90,523	\$88,315
40	300460204	\$90,523	\$88,315
41	300460205	\$90,523	\$88,315
42	300460206	\$90,523	\$88,315
43	300460207	\$90,523	\$88,315
44	300460208	\$90,523	\$88,315
45	300460209	\$90,523	\$88,315
46	300460210	\$90,523	\$88,315
47	300460224	\$90,523	\$88,315
48	300460225	\$90,523	\$88,315
49	300460226	\$90,523	\$88,315
50	300460227	\$90,523	\$88,315
51	300460228	\$90,523	\$88,315
52	300460229	\$90,523	\$88,315
53	300460231	\$90,523	\$88,315
54	300460232	\$90,523	\$88,315
55	300460233	\$90,523	\$88,315
56	300460234	\$90,523	\$88,315
<b>Subtotal:</b>		<b>\$5,103,494</b>	<b>\$4,945,640</b>

Subject	Account #	2017	2017
		Land Value	Stipulated
57	300460235	\$90,523	\$88,315
58	300460236	\$90,523	\$88,315
59	300460237	\$90,523	\$88,315
60	300460263	\$90,523	\$88,315
61	300460264	\$90,523	\$88,315
62	300460265	\$90,523	\$88,315
63	300460266	\$90,523	\$88,315
64	300460267	\$90,523	\$88,315
65	300460268	\$90,523	\$88,315
66	300460269	\$90,523	\$88,315
67	300460270	\$90,523	\$88,315
68	300460271	\$90,523	\$88,315
69	300460272	\$90,523	\$88,315
70	300460273	\$90,523	\$88,315
71	300460274	\$90,523	\$88,315
72	300460275	\$90,523	\$88,315
73	300460276	\$90,523	\$88,315
74	300460277	\$90,523	\$88,315
75	300460278	\$90,523	\$88,315
76	300460279	\$90,523	\$88,315
77	300460280	\$90,523	\$88,315
78	300460283	\$90,523	\$88,315
79	300460284	\$90,523	\$88,315
80	300460285	\$90,523	\$88,315
81	300460286	\$90,523	\$88,315
82	300460287	\$90,523	\$88,315
83	300460288	\$90,523	\$88,315
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85	300460290	\$90,523	\$88,315
86	300460292	\$90,523	\$88,315
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93	300460299	\$90,523	\$88,315
94	300460300	\$90,523	\$88,315
95	300460301	\$90,523	\$88,315
96	300460302	\$90,523	\$88,315
97	300460303	\$90,523	\$88,315
98	300460304	\$90,523	\$88,315
99	300460305	\$90,523	\$88,315
100	300460306	\$90,523	\$88,315
101	300460307	\$90,523	\$88,315
102	300460344	\$90,523	\$88,315
103	300460345	\$90,523	\$88,315
104	300460346	\$90,523	\$88,315
105	300460347	\$90,523	\$88,315
106	300460348	\$90,523	\$88,315
107	300460349	\$90,523	\$88,315
108	300460350	\$90,523	\$88,315
109	300501041	\$90,523	\$88,315
110	300501042	\$90,523	\$88,315
111	300501043	\$90,523	\$88,315
<b>Subtotal:</b>		<b>\$4,978,765</b>	<b>\$4,857,325</b>
<b>Total:</b>		<b>\$10,082,259</b>	<b>\$9,802,965</b>