

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 74344</b>
Petitioner: <b>VSW CO INC</b>  v.  Respondent: <b>DOUGLAS 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.: R0491218**  
     **Category: Valuation/Protest Appeal      Property Type: Vacant Land**
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

**Total Value: \$424,500**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

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

DATED this 22nd day of April 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

*Yesenia Araujo*

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



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

2019 APR 22 AM 9:01

Petitioner:

**VSW CO INC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

Docket Number: 74344

Schedule No.: R0491218

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  
Phone Number: 303-660-7414  
FAX Number: 303-484-0399  
E-mail: [attorney@douglas.co.us](mailto:attorney@douglas.co.us)

**STIPULATION (As to Tax Year 2018 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 valuation of the subject property 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 property subject to this Stipulation is described as:  
  
Parcel 2 Castle Pines Village R-59 Exemption 1\* AMD 4.245 AM/L
2. The subject property is classified as Vacant Land property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2018:

Land \$636,750

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land \$636,750

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2018 actual value for the subject property:

Land \$424,500

6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax year 2018.

7. Brief narrative as to why the reduction was made:

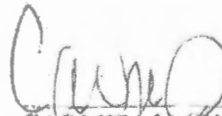
Review of the most recent re-plat of the property indicated that the density of development was significantly less than the original preliminary plat proposal. Taking this into account, an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 14, 2019 at 8:30 a.m. be vacated.

DATED this 22 day of April, 2019



DEBBIE TAM  
Agent for Petitioner  
Tam Valuation Services, Inc.  
PO Box 461081  
Aurora, CO 80015  
303-699-4672



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

Docket Number 74344