

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CRAFT-AREP III TALLMAN ASSOCIATES LLC</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF COMMISSIONERS</p>	<p>Docket No.: 76675</p>
<p>ORDER ON STIPULATION</p>	

THE PARTIES TO THIS ACTION entered into Stipulations, which have been approved by the Board of Assessment Appeals. Copies of the Stipulations are attached and incorporated as a part of this Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. The subject properties are described as follows:

County Schedule No.:	R0466944 +64
Appeal Category:	Abatement Appeal
Current Classification:	Vacant Land

2. Petitioner is protesting the 2018 classification and actual value of all of the subject properties.

3. The parties agreed that the 2018 classification and actual value of the subject properties should be as follows:

Classification:	Vacant Land for Schedules R0466944, R0466945, R0466946, R0466947, R0466948, R0466949, R0466950, R0466951, R0466952, R0466953, R0466954, R0466957, R0466958, R0466960, R0466961, R0466962, R0466963, R0466964, R0466965, R0466969, R0466970, R0466978, R0466979, R0466980, R0466981, R0466988, R0466998, R0466999, R0467000, R0467001,
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R0467002, R0467003, R0467004, R0467005,
R0467006, R0467007, R0467008, R0467009,
R0467011, R0467012, R0467013, R0467014,
R0467033 and R0467034

Agricultural for Schedules R0466955, R0466956,
R0466966, R0466967, R0466968, R0466971,
R0466972, R0466973, R0466974, R0466975,
R0466982, R0466983, R0466984, R0466985,
R0466986, R0466987, R0466990, R0466991,
R0466992, R0466993 and R0467010

Actual Value: Total Actual Value for all of the
Schedules of \$3,185,727

(Reference the attached Stipulations)

4. The Board concurs with the Stipulations.

ORDER:

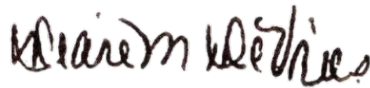
Respondent is ordered to change the 2018 classification of the subject properties as set forth above.

Respondent is ordered to change the 2018 actual value of the subject properties as set forth above.


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

DATED AND MAILED this 22nd day of June, 2020.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries



Debra A. Baumbach

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



Gordana Katardzic

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

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2020 MAY 19 PM 2:56

Petitioner:

**CRAFT-AREP III TALLMAN ASSOCIATES
LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS**

Docket Number: 76675

Schedule Nos.:
R0466944 +64

Attorneys for Respondent:

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Carmen Jackson-Brown, #49684
Megan Taggart, #47797
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Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
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STIPULATION (As to Abatement/Refund for Tax Year 2018)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 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 2018.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2018 actual values of the subject properties, as also shown on Attachment A.

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 reductions were made:

Agricultural status for 2018 is warranted for 21 of the 65 lots. The remaining lot values are were adjusted upward for appreciating infrastructure cost based upon confirmation of county and developer records which resulted in a downward adjustment to the remaining lots valued via present worth.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 4, 2020 at 8:30 a.m. be vacated.

DATED this 11th day of May, 2020

M. Van Donselaar

Michael Van Donselaar
Duff & Phelps, LLC
Agent for Petitioner
1200 17th Street, #990
303-749-9034

Carmen Jackson-Brown

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

Docket Number 76675

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0466944	\$ 84,876	\$ 84,876	\$ 72,237
R0466945	\$ 84,876	\$ 84,876	\$ 72,237
R0466946	\$ 85,025	\$ 85,025	\$ 72,237
R0466947	\$ 85,927	\$ 85,927	\$ 72,237
R0466948	\$ 84,560	\$ 84,560	\$ 72,237
R0466949	\$ 84,394	\$ 84,394	\$ 72,237
R0466950	\$ 84,394	\$ 84,394	\$ 72,237
R0466951	\$ 87,077	\$ 87,077	\$ 72,237
R0466952	\$ 85,309	\$ 85,309	\$ 72,237
R0466953	\$ 84,394	\$ 84,394	\$ 72,237
R0466954	\$ 84,394	\$ 84,394	\$ 72,237
R0466955	\$ 84,394	\$ 84,394	\$ 330
R0466956	\$ 84,394	\$ 84,394	\$ 330
R0466957	\$ 84,394	\$ 84,394	\$ 72,237
R0466958	\$ 87,045	\$ 87,045	\$ 72,237
R0466960	\$ 85,309	\$ 85,309	\$ 72,237
R0466961	\$ 84,560	\$ 84,560	\$ 72,237
R0466962	\$ 84,394	\$ 84,394	\$ 72,237
R0466963	\$ 84,394	\$ 84,394	\$ 72,237
R0466964	\$ 84,394	\$ 84,394	\$ 72,237
R0466965	\$ 84,560	\$ 84,560	\$ 72,237
R0466966	\$ 84,394	\$ 84,394	\$ 330
R0466967	\$ 85,025	\$ 85,025	\$ 339
R0466968	\$ 84,394	\$ 84,394	\$ 330
R0466969	\$ 86,874	\$ 86,874	\$ 72,237
R0466970	\$ 84,394	\$ 84,394	\$ 72,237
R0466971	\$ 84,394	\$ 84,394	\$ 330
R0466972	\$ 84,394	\$ 84,394	\$ 330
R0466973	\$ 84,394	\$ 84,394	\$ 330
R0466974	\$ 84,560	\$ 84,560	\$ 332
R0466975	\$ 84,394	\$ 84,394	\$ 330
R0466978	\$ 84,394	\$ 84,394	\$ 72,237
R0466979	\$ 85,443	\$ 85,443	\$ 72,237
R0466980	\$ 85,929	\$ 85,929	\$ 72,237
R0466981	\$ 86,709	\$ 86,709	\$ 72,237
R0466982	\$ 85,816	\$ 85,816	\$ 448
R0466983	\$ 86,875	\$ 86,875	\$ 420
R0466984	\$ 84,560	\$ 84,560	\$ 332

DOCKET NO. 76675

STATE OF COLORADO
 BO OF ASSESSMENT APPEALS

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R0466985	\$ 84,720	\$ 84,720	\$ 330
R0466986	\$ 85,170	\$ 85,170	\$ 341
R0466987	\$ 84,876	\$ 84,876	\$ 336
R0466988	\$ 84,394	\$ 84,394	\$ 72,237
R0466990	\$ 85,927	\$ 85,927	\$ 354
R0466991	\$ 87,077	\$ 87,077	\$ 396
R0466992	\$ 84,394	\$ 84,394	\$ 330
R0466993	\$ 86,495	\$ 86,495	\$ 367
R0466998	\$ 84,394	\$ 84,394	\$ 72,237
R0466999	\$ 84,394	\$ 84,394	\$ 72,237
R0467000	\$ 84,394	\$ 84,394	\$ 72,237
R0467001	\$ 84,394	\$ 84,394	\$ 72,237
R0467002	\$ 84,394	\$ 84,394	\$ 72,237
R0467003	\$ 84,394	\$ 84,394	\$ 72,237
R0467004	\$ 84,394	\$ 84,394	\$ 72,237
R0467005	\$ 85,814	\$ 85,814	\$ 72,237
R0467006	\$ 84,720	\$ 84,720	\$ 72,237
R0467007	\$ 84,560	\$ 84,560	\$ 72,237
R0467008	\$ 84,876	\$ 84,876	\$ 72,237
R0467009	\$ 84,560	\$ 84,560	\$ 72,237
R0467010	\$ 84,394	\$ 84,394	\$ 330
R0467011	\$ 84,394	\$ 84,394	\$ 72,237
R0467012	\$ 84,394	\$ 84,394	\$ 72,237
R0467013	\$ 84,394	\$ 84,394	\$ 72,237
R0467014	\$ 84,394	\$ 84,394	\$ 72,237
R0467033	\$ 84,394	\$ 84,394	\$ 72,237
R0467034	\$ 84,560	\$ 84,560	\$ 72,237

Pg. 2 Totals \$ 5,519,272 \$ 5,519,272 \$ 3,185,727