

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SHEA HOMES LIMITED PARTNERSHIP,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Thomas E. Downey, Jr., Downey & Knickrehm, P.C. Address: 733 East 8th Avenue Denver, CO 80203 Phone Number:(303) 813-1111 E-mail: Attorney Registration No.: 9686</p>	<p>Docket Number: 37832</p>
<p>ORDER (On Stipulation)</p>	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved 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:

SEE ATTACHED STIPULATION

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

SEE ATTACHMENT A OF ATTACHED STIPULATION

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

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

DATED/MAILED this 19th day of September, 2001.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

September 19, 2001

Karen E. Hart

Karen E. Hart

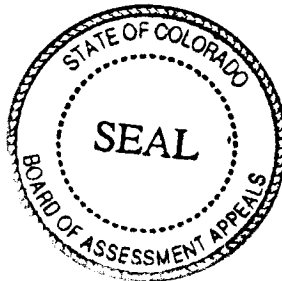
Mark R. Linné

Mark R. Linné

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

Barbara J. Schlosser
Barbara J. Schlosser

Docket Number 37832



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

Petitioner:

SHEA HOMES LIMITED PARTNERSHIP,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:
KELLY DUNNAWAY
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
Atty. Reg. #: 31896

Docket Number: **37832**

Schedule Nos.:
0414886+336

STIPULATON (As to Tax Year 2000 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2000 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 2000.

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 2000 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 2000.


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

Further review of absorption period analysis, discount rate and percent of completed lots indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 18, 2001 at 8:30 a.m. be vacated.

DATED this 13th day of September, 2001.


THOMAS E. DOWNEY, JR., #9686
Attorney for Petitioner
Downey & Knickrehm, P.C.
The Cass House
733 East 8th Avenue
Denver, CO 80203
303-813-1111


KELLY DUNNWAY, #31896
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 37832

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0414886	\$37,363	\$37,363	\$34,655
0414884	\$37,363	\$37,363	\$34,655
0414887	\$37,363	\$37,363	\$34,655
0414889	\$37,363	\$37,363	\$34,655
0414891	\$37,363	\$37,363	\$34,655
0414893	\$37,363	\$37,363	\$34,655
0414900	\$37,363	\$37,363	\$34,655
0414904	\$37,363	\$37,363	\$34,655
0414906	\$37,363	\$37,363	\$34,655
0414908	\$37,363	\$37,363	\$34,655
0414911	\$37,363	\$37,363	\$34,655
0414913	\$37,363	\$37,363	\$34,655
0414916	\$37,363	\$37,363	\$34,655
0414918	\$37,363	\$37,363	\$34,655
0414920	\$37,363	\$37,363	\$34,655
0414984	\$37,363	\$37,363	\$34,655
0414985	\$37,363	\$37,363	\$34,655
0414986	\$37,363	\$37,363	\$34,655
0414987	\$37,363	\$37,363	\$34,655
0414988	\$37,363	\$37,363	\$34,655
0414990	\$37,363	\$37,363	\$34,655
0414991	\$37,363	\$37,363	\$34,655
0414992	\$37,363	\$37,363	\$34,655
0414993	\$37,363	\$37,363	\$34,655
0414994	\$37,363	\$37,363	\$34,655
0414996	\$37,363	\$37,363	\$34,655
0414997	\$37,363	\$37,363	\$34,655
0415063	\$37,363	\$37,363	\$34,655
0415064	\$37,363	\$37,363	\$34,655
0415065	\$37,363	\$37,363	\$34,655
0415066	\$37,363	\$37,363	\$34,655
0415067	\$37,363	\$37,363	\$34,655
0417159	\$37,363	\$37,363	\$34,655
0417139	\$37,363	\$37,363	\$34,655
0417151	\$37,363	\$37,363	\$34,655
0417152	\$37,363	\$37,363	\$34,655
0417153	\$37,363	\$37,363	\$34,655
0417154	\$37,363	\$37,363	\$34,655
0417155	\$37,363	\$37,363	\$34,655
0417156	\$37,363	\$37,363	\$34,655
0417157	\$37,363	\$37,363	\$34,655
0417158	\$37,363	\$37,363	\$34,655

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0417160	\$37,363	\$37,363	\$34,655
0417161	\$37,363	\$37,363	\$34,655
0417162	\$37,363	\$37,363	\$34,655
0417163	\$37,363	\$37,363	\$34,655
0417169	\$37,363	\$37,363	\$34,655
0417170	\$37,363	\$37,363	\$34,655
0417171	\$37,363	\$37,363	\$34,655
0417172	\$37,363	\$37,363	\$34,655
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0417180	\$37,363	\$37,363	\$34,655
0417181	\$37,363	\$37,363	\$34,655
0417183	\$37,363	\$37,363	\$34,655
0417184	\$37,363	\$37,363	\$34,655
0417186	\$37,363	\$37,363	\$34,655
0417187	\$37,363	\$37,363	\$34,655
0417188	\$37,363	\$37,363	\$34,655
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0417191	\$37,363	\$37,363	\$34,655
0417193	\$37,363	\$37,363	\$34,655
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0417195	\$37,363	\$37,363	\$34,655
0417196	\$37,363	\$37,363	\$34,655
0417197	\$37,363	\$37,363	\$34,655
0417199	\$37,363	\$37,363	\$34,655
0417200	\$37,363	\$37,363	\$34,655
0415141	\$37,363	\$37,363	\$34,655
0415142	\$37,363	\$37,363	\$34,655
0415359	\$37,363	\$22,900	\$21,242
0415358	\$37,363	\$22,900	\$21,242
0415357	\$37,363	\$22,900	\$21,242
0415356	\$37,363	\$22,900	\$21,242
0415355	\$37,363	\$22,900	\$21,242
0415354	\$37,363	\$22,900	\$21,242
0415353	\$37,363	\$22,900	\$21,242
0415352	\$37,363	\$22,900	\$21,242
0415351	\$37,363	\$22,900	\$21,242
0415350	\$37,363	\$22,900	\$21,242

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0415349	\$37,363	\$22,900	\$21,242
0415348	\$37,363	\$22,900	\$21,242
0415347	\$37,363	\$22,900	\$21,242
0415346	\$37,363	\$22,900	\$21,242
0415345	\$37,363	\$22,900	\$21,242
0415248	\$37,363	\$22,900	\$21,242
0415247	\$37,363	\$22,900	\$21,242
0415246	\$37,363	\$22,900	\$21,242
0415245	\$37,363	\$22,900	\$21,242
0415244	\$37,363	\$22,900	\$21,242
0415243	\$37,363	\$22,900	\$21,242
0415239	\$37,363	\$22,900	\$21,242
0415285	\$37,363	\$22,900	\$21,242
0415284	\$37,363	\$22,900	\$21,242
0415283	\$37,363	\$22,900	\$21,242
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0415281	\$37,363	\$22,900	\$21,242
0415280	\$37,363	\$22,900	\$21,242
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0415275	\$37,363	\$22,900	\$21,242
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0415273	\$37,363	\$22,900	\$21,242
0415272	\$37,363	\$22,900	\$21,242
0415271	\$37,363	\$22,900	\$21,242
0415270	\$37,363	\$22,900	\$21,242
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0415266	\$37,363	\$22,900	\$21,242
0415265	\$37,363	\$22,900	\$21,242
0415264	\$37,363	\$22,900	\$21,242
0415263	\$37,363	\$22,900	\$21,242
0415262	\$37,363	\$22,900	\$21,242
0415261	\$37,363	\$22,900	\$21,242
0415260	\$37,363	\$22,900	\$21,242
0415259	\$37,363	\$22,900	\$21,242
0415258	\$37,363	\$22,900	\$21,242
0415257	\$37,363	\$22,900	\$21,242
0415256	\$37,363	\$22,900	\$21,242
0415255	\$37,363	\$22,900	\$21,242
0415254	\$37,363	\$22,900	\$21,242

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0415253	\$37,363	\$22,900	\$21,242
0415252	\$37,363	\$22,900	\$21,242
0415251	\$37,363	\$22,900	\$21,242
0415250	\$37,363	\$22,900	\$21,242
0415249	\$37,363	\$22,900	\$21,242
0415311	\$37,363	\$22,900	\$21,242
0415310	\$37,363	\$22,900	\$21,242
0415309	\$37,363	\$22,900	\$21,242
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0415289	\$37,363	\$22,900	\$21,242
0415288	\$37,363	\$22,900	\$21,242
0415287	\$37,363	\$22,900	\$21,242
0415286	\$37,363	\$22,900	\$21,242
0415342	\$37,363	\$22,900	\$21,242
0415341	\$37,363	\$22,900	\$21,242
0415340	\$37,363	\$22,900	\$21,242
0415339	\$37,363	\$22,900	\$21,242
0415321	\$37,363	\$22,900	\$21,242
0415320	\$37,363	\$22,900	\$21,242
0415319	\$37,363	\$22,900	\$21,242
0415318	\$37,363	\$22,900	\$21,242
0415317	\$37,363	\$22,900	\$21,242
0415316	\$37,363	\$22,900	\$21,242
0415315	\$37,363	\$22,900	\$21,242
0415314	\$37,363	\$22,900	\$21,242
0415313	\$37,363	\$22,900	\$21,242
0415312	\$37,363	\$22,900	\$21,242
0415343	\$37,363	\$22,900	\$21,242
0415344	\$37,363	\$22,900	\$21,242
0414965	\$11,190	\$11,190	\$11,190

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0414964	\$11,190	\$11,190	\$11,190
0414982	\$11,190	\$11,190	\$11,190
0414981	\$11,190	\$11,190	\$11,190
0414980	\$11,190	\$11,190	\$11,190
0414979	\$11,190	\$11,190	\$11,190
0414978	\$11,190	\$11,190	\$11,190
0414977	\$11,190	\$11,190	\$11,190
0414976	\$11,190	\$11,190	\$11,190
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0414973	\$11,190	\$11,190	\$11,190
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0414966	\$11,190	\$11,190	\$11,190
0415140	\$37,363	\$37,363	\$34,655
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0415086	\$37,363	\$37,363	\$34,655
0415076	\$37,363	\$37,363	\$34,655
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0415071	\$37,363	\$37,363	\$34,655
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0416307	\$31,136	\$27,767	\$27,767
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0416315	\$31,136	\$27,767	\$27,767
0416319	\$31,136	\$27,767	\$27,767
0416325	\$31,136	\$27,767	\$27,767
0416434	\$31,136	\$27,767	\$27,767
0416446	\$31,136	\$27,767	\$27,767
0416280	\$31,136	\$27,767	\$27,767
0416158	\$31,136	\$27,767	\$27,767
0416157	\$31,136	\$27,767	\$27,767
0416156	\$31,136	\$27,767	\$27,767
0416155	\$31,136	\$27,767	\$27,767
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0416153	\$31,136	\$27,767	\$27,767
0416152	\$31,136	\$27,767	\$27,767
0416151	\$31,136	\$27,767	\$27,767

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0416469	\$31,136	\$27,767	\$27,767
0416470	\$31,136	\$27,767	\$27,767
0416471	\$31,136	\$27,767	\$27,767
0416484	\$31,136	\$27,767	\$27,767
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0416486	\$31,136	\$27,767	\$27,767
0416487	\$31,136	\$27,767	\$27,767
0416488	\$31,136	\$27,767	\$27,767
0416489	\$31,136	\$27,767	\$27,767
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0416491	\$31,136	\$27,767	\$27,767
0416426	\$31,136	\$27,767	\$27,767
0416427	\$31,136	\$27,767	\$27,767
0416332	\$31,136	\$27,767	\$27,767
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0416467	\$31,136	\$27,767	\$27,767
0416468	\$31,136	\$27,767	\$27,767
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0416329	\$31,136	\$27,767	\$27,767
0416327	\$31,136	\$27,767	\$27,767
0416462	\$31,136	\$27,767	\$27,767
0416282	\$31,136	\$27,767	\$27,767
0416286	\$31,136	\$27,767	\$27,767
0416288	\$31,136	\$27,767	\$27,767
0416291	\$31,136	\$27,767	\$27,767
0416293	\$31,136	\$27,767	\$27,767
0416296	\$31,136	\$27,767	\$27,767
0416337	\$31,136	\$27,767	\$27,767
0416335	\$31,136	\$27,767	\$27,767
0416430	\$31,136	\$27,767	\$27,767
0416432	\$31,136	\$27,767	\$27,767
0416436	\$31,136	\$27,767	\$27,767
0416439	\$31,136	\$27,767	\$27,767
0416442	\$31,136	\$27,767	\$27,767
0416444	\$31,136	\$27,767	\$27,767
0416448	\$31,136	\$27,767	\$27,767
0416449	\$31,136	\$27,767	\$27,767
0416451	\$31,136	\$27,767	\$27,767
0416322	\$31,136	\$27,767	\$27,767
0416317	\$31,136	\$27,767	\$27,767
0416313	\$31,136	\$27,767	\$27,767
0416309	\$31,136	\$27,767	\$27,767
0416305	\$31,136	\$27,767	\$27,767

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
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0414004	\$31,136	\$27,767	\$27,767
0414001	\$31,136	\$27,767	\$27,767
0413911	\$31,136	\$27,767	\$27,767
0413999	\$31,136	\$27,767	\$27,767
0413903	\$31,136	\$27,767	\$27,767
0413894	\$31,136	\$27,767	\$27,767
0413896	\$31,136	\$27,767	\$27,767
0413904	\$31,136	\$27,767	\$27,767
0413900	\$31,136	\$27,767	\$27,767
0413908	\$31,136	\$27,767	\$27,767
0413906	\$31,136	\$27,767	\$27,767
0413902	\$31,136	\$27,767	\$27,767
0413909	\$31,136	\$27,767	\$27,767
0413901	\$31,136	\$27,767	\$27,767
0413895	\$31,136	\$27,767	\$27,767
0413899	\$31,136	\$27,767	\$27,767
0413898	\$31,136	\$27,767	\$27,767
0413907	\$31,136	\$27,767	\$27,767
0413997	\$31,136	\$27,767	\$27,767
0413912	\$31,136	\$27,767	\$27,767
0414003	\$31,136	\$27,767	\$27,767
0414000	\$31,136	\$27,767	\$27,767
0414002	\$31,136	\$27,767	\$27,767
0408488	\$31,136	\$27,767	\$27,767
0407947	\$31,136	\$27,767	\$27,767
0409122	\$31,136	\$27,767	\$27,767
0409120	\$31,136	\$27,767	\$27,767
0409103	\$31,136	\$27,767	\$27,767
0409107	\$31,136	\$27,767	\$27,767
0409119	\$31,136	\$27,767	\$27,767
0409114	\$31,136	\$27,767	\$27,767
0409110	\$31,136	\$27,767	\$27,767
0408483	\$31,136	\$27,767	\$27,767
0408496	\$31,136	\$27,767	\$27,767
0409121	\$31,136	\$27,767	\$27,767
0409123	\$31,136	\$27,767	\$27,767
0408492	\$31,136	\$27,767	\$27,767
0392597	\$100,326	\$100,326	\$100,326
0392621	\$100,326	\$100,326	\$100,326
0392623	\$100,326	\$100,326	\$100,326
0392622	\$100,326	\$100,326	\$100,326
0392625	\$100,326	\$100,326	\$100,326
0392620	\$100,326	\$100,326	\$100,326
0392605	\$100,326	\$100,326	\$100,326

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0392643	\$100,326	\$100,326	\$100,326
0392606	\$100,326	\$100,326	\$100,326
0392604	\$100,326	\$100,326	\$100,326
0392607	\$100,326	\$100,326	\$100,326
0392608	\$100,326	\$100,326	\$100,326
0392624	\$100,326	\$100,326	\$100,326
0409998	\$58,812	\$58,812	\$58,812
0410258	\$58,812	\$58,812	\$58,812
0410272	\$58,812	\$58,812	\$58,812
0410275	\$58,812	\$58,812	\$58,812
0410256	\$58,812	\$58,812	\$58,812
0410279	\$58,812	\$58,812	\$58,812
0410277	\$58,812	\$58,812	\$58,812
0410280	\$58,812	\$58,812	\$58,812
0410286	\$58,812	\$58,812	\$58,812
0410282	\$58,812	\$58,812	\$58,812
0410237	\$58,812	\$58,812	\$58,812
0410239	\$58,812	\$58,812	\$58,812
0410235	\$58,812	\$58,812	\$58,812
0410232	\$58,812	\$58,812	\$58,812
0410234	\$58,812	\$58,812	\$58,812
0410230	\$58,812	\$58,812	\$58,812
0410269	\$58,812	\$58,812	\$58,812
0410267	\$58,812	\$58,812	\$58,812
0410260	\$58,812	\$58,812	\$58,812
0410264	\$58,812	\$58,812	\$58,812
0410262	\$58,812	\$58,812	\$58,812
0410266	\$58,812	\$58,812	\$58,812
0410228	\$58,812	\$58,812	\$58,812
0410245	\$58,812	\$58,812	\$58,812
0410247	\$58,812	\$58,812	\$58,812
0410244	\$58,812	\$58,812	\$58,812
0410273	\$58,812	\$58,812	\$58,812
0410270	\$58,812	\$58,812	\$58,812