

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50616</b>
Petitioner: <b>SHEA HOMES LP,</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 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:  
  
**County Schedule No.: R0471750+57**  
  
**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  
  

**Total Value:            \$3,640,286**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 3rd day of March 2009.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 3, 2009

*Karen E Hart*

Karen E. Hart

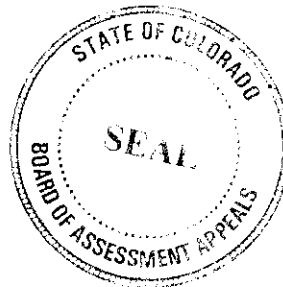
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**SHEA HOMES LP,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: 50616

Schedule Nos.:  
**R0447349+57**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
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**STIPULATION (As to Tax Year 2008 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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 2008.

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 2008 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 2008.

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

Reductions were made based on the 2007 stipulated values. Because 2008 is the intervening year, the values were adjusted making it consistent with the 2007 values with the exception, per DPT guidelines, of the reduction of one year from the absorption period in the present worth calculations which were applied in 2007.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 24th day of February, 2009.



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BOARD OF EQUALIZATION  
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Castle Rock, CO 80104  
303-660-7414

Docket Number 50616

# ATTACHMENT A

DOCKET NO. 50616

Account #	Assessor Value	CBOE Value	Stipulated Value
R0447349	\$66,668	\$66,668	\$58,667
R0447350	\$66,668	\$66,668	\$58,667
R0447351	\$66,668	\$66,668	\$58,667
R0447352	\$66,668	\$66,668	\$58,667
R0447353	\$66,668	\$66,668	\$58,667
R0447354	\$66,668	\$66,668	\$58,667
R0447355	\$66,668	\$66,668	\$58,667
R0447356	\$66,668	\$66,668	\$58,667
R0447357	\$66,668	\$66,668	\$58,667
R0447358	\$66,668	\$66,668	\$58,667
R0447359	\$66,668	\$66,668	\$58,667
R0447360	\$66,668	\$66,668	\$58,667
R0447361	\$66,668	\$66,668	\$58,667
R0447362	\$66,668	\$66,668	\$58,667
R0447363	\$66,668	\$66,668	\$58,667
R0447364	\$66,668	\$66,668	\$58,667
R0447365	\$66,668	\$66,668	\$58,667
R0447366	\$76,668	\$76,668	\$67,467
R0447367	\$76,668	\$76,668	\$67,467
R0447368	\$76,668	\$76,668	\$67,467
R0447369	\$76,668	\$76,668	\$67,467
R0447372	\$76,668	\$76,668	\$67,467
R0447373	\$76,668	\$76,668	\$67,467
R0447374	\$76,668	\$76,668	\$67,467
R0447375	\$66,668	\$66,668	\$58,667
R0447376	\$76,668	\$76,668	\$67,467
R0447377	\$76,668	\$76,668	\$67,467
R0447378	\$76,668	\$76,668	\$67,467
R0447379	\$76,668	\$76,668	\$67,467
R0447380	\$76,668	\$76,668	\$67,467
R0447381	\$76,668	\$76,668	\$67,467
R0447382	\$76,668	\$76,668	\$67,467
R0447383	\$76,668	\$76,668	\$67,467
R0447384	\$76,668	\$76,668	\$67,467
R0447385	\$76,668	\$76,668	\$67,467
R0447406	\$66,668	\$66,668	\$58,667
R0447410	\$76,668	\$76,668	\$67,467

Account #	Assessor Value	CBOE Value	Stipulated Value
R0447414	\$76,668	\$76,668	\$67,467
R0447415	\$76,668	\$76,668	\$67,467
R0447416	\$76,668	\$76,668	\$67,467
R0447417	\$76,668	\$76,668	\$67,467
R0447447	\$66,668	\$66,668	\$58,667
R0447448	\$66,668	\$66,668	\$58,667
R0447449	\$66,668	\$66,668	\$58,667
R0447450	\$66,668	\$66,668	\$58,667
R0447451	\$66,668	\$66,668	\$58,667
R0447452	\$66,668	\$66,668	\$58,667
R0447453	\$66,668	\$66,668	\$58,667
R0447454	\$66,668	\$66,668	\$58,667
R0447455	\$66,668	\$66,668	\$58,667
R0447456	\$66,668	\$66,668	\$58,667
R0447473	\$66,668	\$66,668	\$58,667
R0447474	\$66,668	\$66,668	\$58,667
R0471750	\$76,668	\$76,668	\$67,467
R0471751	\$76,668	\$76,668	\$67,467
R0471760	\$76,668	\$76,668	\$67,467
R0471761	\$76,668	\$76,668	\$67,467
R0471762	\$76,668	\$76,668	\$67,467