

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51216
Petitioner: ROCKING HORSE PARTNERS LLC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: R0471962+129

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: \$12,643,934
 (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 13th day of April 2010.



BOARD OF ASSESSMENT APPEALS

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

Melissa Nord

Melissa Nord

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

Petitioner:

ROCKING HORSE PARTNERS, LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: **51216**

Schedule Nos.:
R0471962+129

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.

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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.

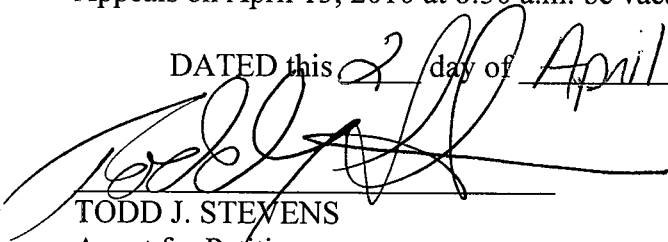
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2008.

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


Review of relevant sales data in the intervening year determined that adjusting the absorption period is not appropriate which warranted reverting to the 2007 levels of value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 13, 2010 at 8:30 a.m. be vacated.

DATED this 2 day of April, 2010.



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ROBERT D. CLARK, #8103
MICHELLE B. WHISLER, #30037
Senior Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 51216

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DOCKET NO. 51216**ATTACHMENT A**

PARCEL #	ASSESSOR VALUES	CBOE VALUES	STIPULATED VALUES
R0471962	\$ 50,670	\$ 50,670	\$ 45,769
R0471963	\$ 50,670	\$ 50,670	\$ 45,769
R0471964	\$ 50,670	\$ 50,670	\$ 45,769
R0471965	\$ 50,670	\$ 50,670	\$ 45,769
R0471966	\$ 50,670	\$ 50,670	\$ 45,769
R0471967	\$ 50,670	\$ 50,670	\$ 45,769
R0471968	\$ 50,670	\$ 50,670	\$ 45,769
R0471969	\$ 50,670	\$ 50,670	\$ 45,769
R0471970	\$ 50,670	\$ 50,670	\$ 45,769
R0471971	\$ 50,670	\$ 50,670	\$ 45,769
R0471972	\$ 50,670	\$ 50,670	\$ 45,769
R0471973	\$ 50,670	\$ 50,670	\$ 45,769
R0471974	\$ 50,670	\$ 50,670	\$ 45,769
R0471975	\$ 50,670	\$ 50,670	\$ 45,769
R0471976	\$ 50,670	\$ 50,670	\$ 45,769
R0472034	\$ 50,670	\$ 50,670	\$ 45,769
R0472035	\$ 50,670	\$ 50,670	\$ 45,769
R0472036	\$ 50,670	\$ 50,670	\$ 45,769
R0472037	\$ 50,670	\$ 50,670	\$ 45,769
R0472038	\$ 50,670	\$ 50,670	\$ 45,769
R0472039	\$ 50,670	\$ 50,670	\$ 45,769
R0472040	\$ 50,670	\$ 50,670	\$ 45,769
R0472041	\$ 50,670	\$ 50,670	\$ 45,769
R0472042	\$ 50,670	\$ 50,670	\$ 45,769
R0472043	\$ 50,670	\$ 50,670	\$ 45,769
R0472044	\$ 50,670	\$ 50,670	\$ 45,769
R0472045	\$ 50,670	\$ 50,670	\$ 45,769
R0472046	\$ 50,670	\$ 50,670	\$ 45,769
R0472049	\$ 50,670	\$ 50,670	\$ 45,769
R0472050	\$ 50,670	\$ 50,670	\$ 45,769
R0472053	\$ 50,670	\$ 50,670	\$ 45,769
R0472054	\$ 50,670	\$ 50,670	\$ 45,769
R0472063	\$ 50,670	\$ 50,670	\$ 45,769
R0472064	\$ 50,670	\$ 50,670	\$ 45,769
R0472065	\$ 50,670	\$ 50,670	\$ 45,769
R0472066	\$ 50,670	\$ 50,670	\$ 45,769
R0472067	\$ 50,670	\$ 50,670	\$ 45,769
R0472068	\$ 50,670	\$ 50,670	\$ 45,769
R0472073	\$ 50,670	\$ 50,670	\$ 45,769
R0472074	\$ 50,670	\$ 50,670	\$ 45,769
R0472075	\$ 50,670	\$ 50,670	\$ 45,769
R0472076	\$ 50,670	\$ 50,670	\$ 45,769
R0472077	\$ 50,670	\$ 50,670	\$ 45,769
R0472078	\$ 50,670	\$ 50,670	\$ 45,769
R0472079	\$ 50,670	\$ 50,670	\$ 45,769
R0472080	\$ 50,670	\$ 50,670	\$ 45,769
R0472081	\$ 50,670	\$ 50,670	\$ 45,769

PARCEL #	ASSESSOR VALUES	CBOE VALUES	STIPULATED VALUES
R0472082	\$ 50,670	\$ 50,670	\$ 45,769
R0472083	\$ 50,670	\$ 50,670	\$ 45,769
R0472084	\$ 50,670	\$ 50,670	\$ 45,769
R0472085	\$ 50,670	\$ 50,670	\$ 45,769
R0472086	\$ 50,670	\$ 50,670	\$ 45,769
R0472097	\$ 50,670	\$ 50,670	\$ 45,769
R0472098	\$ 50,670	\$ 50,670	\$ 45,769
R0472099	\$ 50,670	\$ 50,670	\$ 45,769
R0472100	\$ 50,670	\$ 50,670	\$ 45,769
R0472101	\$ 50,670	\$ 50,670	\$ 45,769
R0472102	\$ 50,670	\$ 50,670	\$ 45,769
R0472103	\$ 50,670	\$ 50,670	\$ 45,769
R0472104	\$ 50,670	\$ 50,670	\$ 45,769
R0472105	\$ 50,670	\$ 50,670	\$ 45,769
R0472106	\$ 50,670	\$ 50,670	\$ 45,769
R0472126	\$ 50,670	\$ 50,670	\$ 45,769
R0472127	\$ 50,670	\$ 50,670	\$ 45,769
R0472128	\$ 50,670	\$ 50,670	\$ 45,769
R0472129	\$ 50,670	\$ 50,670	\$ 45,769
R0472130	\$ 50,670	\$ 50,670	\$ 45,769
R0476582	\$ 50,670	\$ 50,670	\$ 45,769
R0476583	\$ 50,670	\$ 50,670	\$ 45,769
R0476584	\$ 50,670	\$ 50,670	\$ 45,769
R0476585	\$ 50,670	\$ 50,670	\$ 45,769
R0476586	\$ 50,670	\$ 50,670	\$ 45,769
R0476587	\$ 50,670	\$ 50,670	\$ 45,769
R0476588	\$ 50,670	\$ 50,670	\$ 45,769
R0476589	\$ 50,670	\$ 50,670	\$ 45,769
R0476590	\$ 50,670	\$ 50,670	\$ 45,769
R0476591	\$ 50,670	\$ 50,670	\$ 45,769
R0476592	\$ 50,670	\$ 50,670	\$ 45,769
R0476593	\$ 50,670	\$ 50,670	\$ 45,769
R0476594	\$ 50,670	\$ 50,670	\$ 45,769
R0476595	\$ 50,670	\$ 50,670	\$ 45,769
R0476596	\$ 50,670	\$ 50,670	\$ 45,769
R0476597	\$ 50,670	\$ 50,670	\$ 45,769
R0476598	\$ 50,670	\$ 50,670	\$ 45,769
R0476599	\$ 50,670	\$ 50,670	\$ 45,769
R0476600	\$ 50,670	\$ 50,670	\$ 45,769
R0476601	\$ 50,670	\$ 50,670	\$ 45,769
R0476602	\$ 50,670	\$ 50,670	\$ 45,769
R0476603	\$ 50,670	\$ 50,670	\$ 45,769
R0476604	\$ 50,670	\$ 50,670	\$ 45,769
R0476605	\$ 50,670	\$ 50,670	\$ 45,769
R0476606	\$ 50,670	\$ 50,670	\$ 45,769
R0476607	\$ 50,670	\$ 50,670	\$ 45,769

PARCEL #	ASSESSOR VALUES	CBOE VALUES	STIPULATED VALUES
R0471992	\$ 60,804	\$ 60,804	\$ 54,923
R0471993	\$ 60,804	\$ 60,804	\$ 54,923
R0471994	\$ 60,804	\$ 60,804	\$ 54,923
R0471995	\$ 60,804	\$ 60,804	\$ 54,923
R0471996	\$ 60,804	\$ 60,804	\$ 54,923
R0471997	\$ 60,804	\$ 60,804	\$ 54,923
R0471998	\$ 60,804	\$ 60,804	\$ 54,923
R0472027	\$ 60,804	\$ 60,804	\$ 54,923
R0472029	\$ 60,804	\$ 60,804	\$ 54,923
R0472030	\$ 60,804	\$ 60,804	\$ 54,923
R0472031	\$ 60,804	\$ 60,804	\$ 54,923
R0472032	\$ 60,804	\$ 60,804	\$ 54,923
R0472033	\$ 60,804	\$ 60,804	\$ 54,923
R0472048	\$ 60,804	\$ 60,804	\$ 54,923
R0472059	\$ 60,804	\$ 60,804	\$ 54,923
R0472060	\$ 60,804	\$ 60,804	\$ 54,923
R0472061	\$ 60,804	\$ 60,804	\$ 54,923
R0472062	\$ 60,804	\$ 60,804	\$ 54,923
R0472136	\$ 60,804	\$ 60,804	\$ 54,923
R0472137	\$ 60,804	\$ 60,804	\$ 54,923
R0472138	\$ 60,804	\$ 60,804	\$ 54,923
R0472139	\$ 60,804	\$ 60,804	\$ 54,923
R0472141	\$ 60,804	\$ 60,804	\$ 54,923
R0472142	\$ 60,804	\$ 60,804	\$ 54,923
R0472143	\$ 60,804	\$ 60,804	\$ 54,923
R0472144	\$ 60,804	\$ 60,804	\$ 54,923
R0472145	\$ 60,804	\$ 60,804	\$ 54,923
R0472146	\$ 60,804	\$ 60,804	\$ 54,923
R0472147	\$ 60,804	\$ 60,804	\$ 54,923
R0472148	\$ 60,804	\$ 60,804	\$ 54,923
R0472149	\$ 60,804	\$ 60,804	\$ 54,923
R0473583	\$ 585,228	\$ 585,228	\$ 585,228
R0475335	\$ 1,476,456	\$ 1,476,456	\$ 1,476,456
R0475337	\$ 3,115,788	\$ 3,115,788	\$ 3,115,788
R0475694	\$ 1,507,332	\$ 1,507,332	\$ 1,507,332