

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51319
Petitioner: CAPITAL PACIFIC HOLDINGS 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.: R0449335+30

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: \$1,913,611
 (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 19th day of January 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:

CAPITAL PACIFIC HOLDINGS LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorneys for Respondent:

Robert D. Clark, Reg. No. 8103
Michelle B. Whisler, Reg. No. 30037
Senior 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

Docket Number: **51319**

Schedule Nos.:
R0449335-30

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.

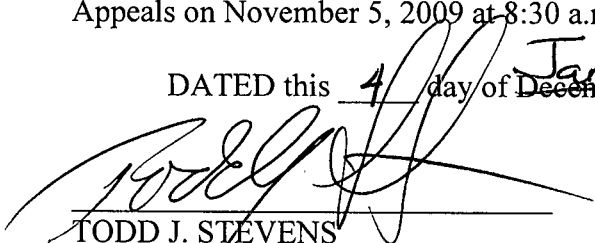
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2008.

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

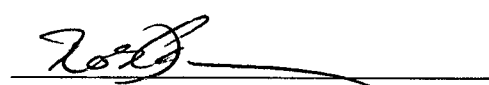
Correction of a miscalculation of present worth sell out from 3 years to 5 years and dropping a year from absorption in 2008 resulted in an adjustment to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 5, 2009 at 8:30 a.m. be vacated.

DATED this 4 day of January 2010, 2009.



TODD J. STEVENS
Agent for Petitioner
Stevens & Associates
640 Plaza Drive, Suite 290
Littleton, CO 80129
303-347-1878



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 51319

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0449335	\$65,481	\$65,481	\$58,610
R0449337	\$75,303	\$75,303	\$67,401
R0449348	\$65,481	\$65,481	\$58,610
R0449349	\$75,303	\$75,303	\$67,401
R0449350	\$75,303	\$75,303	\$67,401
R0449351	\$75,303	\$75,303	\$67,401
R0449352	\$75,303	\$75,303	\$67,401
R0449478	\$75,303	\$75,303	\$67,401
R0449479	\$75,303	\$75,303	\$67,401
R0449480	\$75,303	\$75,303	\$67,401
R0449481	\$75,303	\$75,303	\$67,401
R0449482	\$75,303	\$75,303	\$67,401
R0449483	\$75,303	\$75,303	\$67,401
R0449512	\$65,481	\$65,481	\$58,610
R0449513	\$65,481	\$65,481	\$58,610
R0449514	\$65,481	\$65,481	\$58,610
R0449515	\$65,481	\$65,481	\$58,610
R0449540	\$65,481	\$65,481	\$58,610
R0449541	\$65,481	\$65,481	\$58,610
R0449542	\$65,481	\$65,481	\$58,610
R0449543	\$65,481	\$65,481	\$58,610
R0449544	\$65,481	\$65,481	\$58,610
R0449545	\$65,481	\$65,481	\$58,610
R0449546	\$65,481	\$65,481	\$58,610
R0449547	\$65,481	\$65,481	\$58,610
R0449548	\$65,481	\$65,481	\$58,610
R0449549	\$65,481	\$65,481	\$58,610
R0449550	\$65,481	\$65,481	\$58,610
R0449551	\$65,481	\$65,481	\$58,610
R0449552	\$65,481	\$65,481	\$58,610
R0449553	\$65,481	\$65,481	\$58,610