

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52243
Petitioner: SHEA HOMES LIMITED PARTNERSHIP, v. Respondent: ADAMS 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.: R144204+193

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$3,267,480

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 19th day of November 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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	2010 NOV 15 AM 11:59
Petitioner: SHEA HOMES LIMITED PARTNERSHIP Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 52243 Multiple County Schedule Numbers: (As set forth in Attachment A)
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Tax Year 2009 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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 Attachment A to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2009.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2009 actual values of the subject properties, as shown on Attachment A.

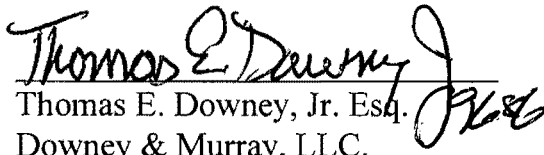
Total 2009 Proposed Value: \$3,267,480
(Referenced in Attachment A)

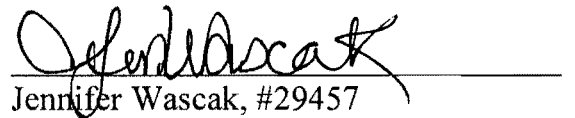
5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2009.

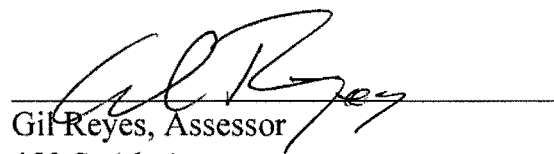
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 9, 2010 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

Dated this 27TH day of October, 2010.


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Gil Reyes, Assessor
450 S. 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6038

Docket Number: 52243

Shea Homes Limited Partnership - Attachment A

Parcel Number	CBOE Value	Requested Value	Stipulated Value	Filing Number
R0144204	\$53,000	\$33,000	\$ 33,000	1
R0144205	\$53,000	\$33,000	\$ 33,000	1
R0144208	\$53,000	\$33,000	\$ 33,000	1
R0144209	\$53,000	\$33,000	\$ 33,000	1
R0144210	\$53,000	\$33,000	\$ 33,000	1
R0144686	\$77,000	\$50,000	\$ 50,000	4
R0144687	\$77,000	\$50,000	\$ 50,000	4
R0162881	\$81,000	\$50,000	\$ 50,000	8
R0152875	\$12,604	\$7,455	\$ 12,604	10
R0152876	\$12,604	\$7,455	\$ 12,604	10
R0152877	\$12,604	\$7,455	\$ 12,604	10
R0152878	\$12,604	\$7,455	\$ 12,604	10
R0152879	\$12,604	\$7,455	\$ 12,604	10
R0152880	\$12,604	\$7,455	\$ 12,604	10
R0152881	\$12,604	\$7,455	\$ 12,604	10
R0152882	\$12,604	\$7,455	\$ 12,604	10
R0152883	\$12,604	\$7,455	\$ 12,604	10
R0152884	\$12,604	\$7,455	\$ 12,604	10
R0152885	\$12,604	\$7,455	\$ 12,604	10
R0152886	\$12,604	\$7,455	\$ 12,604	10
R0152887	\$12,604	\$7,455	\$ 12,604	10
R0152888	\$12,604	\$7,455	\$ 12,604	10
R0152889	\$12,604	\$7,455	\$ 12,604	10
R0152890	\$12,604	\$7,455	\$ 12,604	10
R0152891	\$12,604	\$7,455	\$ 12,604	10
R0152892	\$12,604	\$7,455	\$ 12,604	10
R0152893	\$12,604	\$7,455	\$ 12,604	10
R0152894	\$12,604	\$7,455	\$ 12,604	10
R0152895	\$12,604	\$7,455	\$ 12,604	10
R0152896	\$12,604	\$7,455	\$ 12,604	10
R0152897	\$12,604	\$7,455	\$ 12,604	10
R0152898	\$12,604	\$7,455	\$ 12,604	10
R0152899	\$12,604	\$7,455	\$ 12,604	10
R0152900	\$12,604	\$7,455	\$ 12,604	10
R0152901	\$12,604	\$7,455	\$ 12,604	10
R0152902	\$12,604	\$7,455	\$ 12,604	10
R0152903	\$12,604	\$7,455	\$ 12,604	10
R0152904	\$12,604	\$7,455	\$ 12,604	10

Parcel Number	CBOE Value	Requested Value	Stipulated Value	Filing Number
R0152905	\$12,604	\$7,455	\$ 12,604	10
R0152906	\$12,604	\$7,455	\$ 12,604	10
R0152907	\$12,604	\$7,455	\$ 12,604	10
R0152908	\$12,604	\$7,455	\$ 12,604	10
R0152909	\$12,604	\$7,455	\$ 12,604	10
R0152910	\$12,604	\$7,455	\$ 12,604	10
R0152911	\$12,604	\$7,455	\$ 12,604	10
R0152912	\$12,604	\$7,455	\$ 12,604	10
R0152913	\$12,604	\$7,455	\$ 12,604	10
R0152914	\$12,604	\$7,455	\$ 12,604	10
R0152915	\$12,604	\$7,455	\$ 12,604	10
R0152916	\$12,604	\$7,455	\$ 12,604	10
R0152917	\$12,604	\$7,455	\$ 12,604	10
R0152918	\$12,604	\$7,455	\$ 12,604	10
R0152919	\$12,604	\$7,455	\$ 12,604	10
R0152920	\$12,604	\$7,455	\$ 12,604	10
R0152921	\$12,604	\$7,455	\$ 12,604	10
R0152922	\$12,604	\$7,455	\$ 12,604	10
R0152925	\$12,604	\$7,455	\$ 12,604	10
R0152926	\$12,604	\$7,455	\$ 12,604	10
R0152927	\$12,604	\$7,455	\$ 12,604	10
R0152928	\$12,604	\$7,455	\$ 12,604	10
R0152929	\$12,604	\$7,455	\$ 12,604	10
R0152930	\$12,604	\$7,455	\$ 12,604	10
R0152931	\$12,604	\$7,455	\$ 12,604	10
R0152998	\$12,604	\$7,455	\$ 12,604	10
R0152999	\$12,604	\$7,455	\$ 12,604	10
R0153000	\$12,604	\$7,455	\$ 12,604	10
R0153001	\$12,604	\$7,455	\$ 12,604	10
R0153002	\$12,604	\$7,455	\$ 12,604	10
R0153003	\$12,604	\$7,455	\$ 12,604	10
R0153004	\$12,604	\$7,455	\$ 12,604	10
R0153005	\$12,604	\$7,455	\$ 12,604	10
R0153006	\$12,604	\$7,455	\$ 12,604	10
R0153007	\$12,604	\$7,455	\$ 12,604	10
R0153008	\$12,604	\$7,455	\$ 12,604	10
R0153009	\$12,604	\$7,455	\$ 12,604	10
R0153010	\$12,604	\$7,455	\$ 12,604	10
R0153011	\$12,604	\$7,455	\$ 12,604	10
R0153012	\$12,604	\$7,455	\$ 12,604	10

Parcel Number	CBOE Value	Requested Value	Stipulated Value	Filing Number
R0153013	\$12,604	\$7,455	\$ 12,604	10
R0153014	\$12,604	\$7,455	\$ 12,604	10
R0153015	\$12,604	\$7,455	\$ 12,604	10
R0153016	\$12,604	\$7,455	\$ 12,604	10-
R0153017	\$12,604	\$7,455	\$ 12,604	10
R0153018	\$12,604	\$7,455	\$ 12,604	10
R0153019	\$12,604	\$7,455	\$ 12,604	10
R0153020	\$12,604	\$7,455	\$ 12,604	10
R0153021	\$12,604	\$7,455	\$ 12,604	10
R0153022	\$12,604	\$7,455	\$ 12,604	10
R0153023	\$12,604	\$7,455	\$ 12,604	10
R0153030	\$12,604	\$7,455	\$ 12,604	10
R0153031	\$12,604	\$7,455	\$ 12,604	10
R0153032	\$12,604	\$7,455	\$ 12,604	10-
R0153033	\$12,604	\$7,455	\$ 12,604	10
R0153034	\$12,604	\$7,455	\$ 12,604	10
R0153035	\$12,604	\$7,455	\$ 12,604	10
R0153036	\$12,604	\$7,455	\$ 12,604	10
R0153037	\$12,604	\$7,455	\$ 12,604	10
R0153052	\$12,604	\$7,455	\$ 12,604	10
R0153053	\$12,604	\$7,455	\$ 12,604	10
R0153054	\$12,604	\$7,455	\$ 12,604	10
R0153055	\$12,604	\$7,455	\$ 12,604	10-
R0168077	\$21,006	\$5,256	\$ 5,256	19
R0168078	\$21,006	\$5,256	\$ 5,256	19
R0168079	\$21,006	\$5,256	\$ 5,256	19
R0168080	\$21,006	\$5,256	\$ 5,256	19
R0168081	\$21,006	\$5,256	\$ 5,256	19
R0168082	\$21,006	\$5,256	\$ 5,256	19
R0168083	\$21,006	\$5,256	\$ 5,256	19
R0168084	\$21,006	\$5,256	\$ 5,256	19
R0168085	\$21,006	\$5,256	\$ 5,256	19
R0168086	\$21,006	\$5,256	\$ 5,256	19
R0168087	\$21,006	\$5,256	\$ 5,256	19
R0168129	\$90,000	\$12,594	\$ 21,006	19
R0168138	\$21,006	\$12,594	\$ 21,006	19
R0168139	\$21,006	\$12,594	\$ 21,006	19
R0168140	\$21,006	\$12,594	\$ 21,006	19
R0168141	\$21,006	\$12,594	\$ 21,006	19
R0168142	\$21,006	\$12,594	\$ 21,006	19

Parcel Number	CBOE Value	Requested Value	Stipulated Value	Filing Number
R0168143	\$21,006	\$12,594	\$ 21,006	19
R0168144	\$21,006	\$12,594	\$ 21,006	19
R0168145	\$21,006	\$12,594	\$ 21,006	19
R0168146	\$21,006	\$12,594	\$ 21,006	19
R0168147	\$21,006	\$12,594	\$ 21,006	19
R0168148	\$21,006	\$12,594	\$ 21,006	19
R0168149	\$21,006	\$12,594	\$ 21,006	19
R0168150	\$21,006	\$12,594	\$ 21,006	19
R0168151	\$21,006	\$12,594	\$ 21,006	19
R0168152	\$21,006	\$12,594	\$ 21,006	19
R0168153	\$21,006	\$12,594	\$ 21,006	19
R0168154	\$21,006	\$12,594	\$ 21,006	19
R0168155	\$21,006	\$12,594	\$ 21,006	19
R0168156	\$21,006	\$12,594	\$ 21,006	19
R0168157	\$21,006	\$12,594	\$ 21,006	19
R0168158	\$21,006	\$12,594	\$ 21,006	19
R0168159	\$21,006	\$12,594	\$ 21,006	19
R0168160	\$21,006	\$12,594	\$ 21,006	19
R0168161	\$21,006	\$12,594	\$ 21,006	19
R0168162	\$21,006	\$12,594	\$ 21,006	19
R0168163	\$21,006	\$12,594	\$ 21,006	19
R0168164	\$21,006	\$12,594	\$ 21,006	19
R0168165	\$21,006	\$12,594	\$ 21,006	19
R0168166	\$21,006	\$12,594	\$ 21,006	19
R0168167	\$21,006	\$12,594	\$ 21,006	19
R0168168	\$21,006	\$12,594	\$ 21,006	19
R0168169	\$21,006	\$12,594	\$ 21,006	19
R0168170	\$21,006	\$12,594	\$ 21,006	19
R0168174	\$21,006	\$12,594	\$ 21,006	19
R0168175	\$21,006	\$12,594	\$ 21,006	19
R0168178	\$21,006	\$12,594	\$ 21,006	19
R0168179	\$21,006	\$12,594	\$ 21,006	19
R0168180	\$21,006	\$12,594	\$ 21,006	19
R0168181	\$21,006	\$12,594	\$ 21,006	19
R0168182	\$21,006	\$12,594	\$ 21,006	19
R0168183	\$21,006	\$12,594	\$ 21,006	19
R0168184	\$21,006	\$12,594	\$ 21,006	19
R0168185	\$21,006	\$12,594	\$ 21,006	19
R0168186	\$21,006	\$12,594	\$ 21,006	19
R0168187	\$21,006	\$12,594	\$ 21,006	19

Parcel Number	CBOE Value	Requested Value	Stipulated Value	Filing Number
R0168188	\$21,006	\$12,594	\$ 21,006	19
R0168189	\$21,006	\$12,594	\$ 21,006	19
R0168190	\$21,006	\$12,594	\$ 21,006	19
R0168191	\$21,006	\$12,594	\$ 21,006	19
R0168192	\$21,006	\$12,594	\$ 21,006	19
R0168193	\$21,006	\$12,594	\$ 21,006	19
R0168194	\$21,006	\$12,594	\$ 21,006	19
R0168195	\$21,006	\$12,594	\$ 21,006	19
R0168196	\$21,006	\$12,594	\$ 21,006	19
R0168197	\$21,006	\$12,594	\$ 21,006	19
R0168198	\$21,006	\$12,594	\$ 21,006	19
R0168199	\$21,006	\$12,594	\$ 21,006	19
R0168200	\$21,006	\$12,594	\$ 21,006	19
R0168201	\$21,006	\$12,594	\$ 21,006	19
R0168202	\$21,006	\$12,594	\$ 21,006	19
R0168203	\$21,006	\$12,594	\$ 21,006	19
R0168204	\$21,006	\$12,594	\$ 21,006	19
R0168205	\$21,006	\$12,594	\$ 21,006	19
R0168206	\$21,006	\$12,594	\$ 21,006	19
R0168207	\$21,006	\$12,594	\$ 21,006	19
R0168208	\$21,006	\$12,594	\$ 21,006	19
R0168209	\$21,006	\$12,594	\$ 21,006	19
R0168210	\$21,006	\$12,594	\$ 21,006	19
R0168211	\$21,006	\$12,594	\$ 21,006	19
R0168212	\$21,006	\$12,594	\$ 21,006	19
R0168213	\$21,006	\$12,594	\$ 21,006	19
R0168214	\$21,006	\$12,594	\$ 21,006	19
R0168215	\$21,006	\$12,594	\$ 21,006	19
R0168216	\$21,006	\$12,594	\$ 21,006	19
R0168217	\$21,006	\$12,594	\$ 21,006	19
R0168218	\$21,006	\$12,594	\$ 21,006	19
R0168219	\$21,006	\$12,594	\$ 21,006	19
R0168220	\$21,006	\$12,594	\$ 21,006	19
R0168221	\$21,006	\$12,594	\$ 21,006	19
R0168222	\$21,006	\$12,594	\$ 21,006	19
R0168223	\$21,006	\$12,594	\$ 21,006	19
TOTALS:	\$3,694,724	\$2,098,839	\$ 3,267,480	