

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56048</b>
Petitioner: <b>SHEA COLORADO LLC,</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.: R0365130+18**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  

**Total Value:            \$17,081,985**

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

**ORDER:**

Respondent is ordered to reduce the 2010 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 1st day of June 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

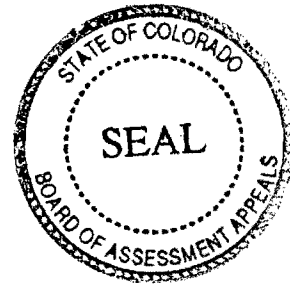
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*CM*

\_\_\_\_\_  
Cara McKeller



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**SHEA COLORADO LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorneys for Respondent:

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STATE OF COLORADO  
DOUGLAS COUNTY

Docket Number: **56048**

Schedule Nos.:  
**R0365130+18**

**STIPULATION (As to Tax Year 2010 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 2010.

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 2010 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 2010.

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

Application of present worth discounting resulted in a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2011 at 8:30 a.m. be vacated.

DATED this 18<sup>th</sup> day of May, 2011.



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

Docket Number 56048

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0476850	\$4,512,481	\$4,512,481	\$3,525,505
R0476851	\$664,863	\$664,863	\$390,352
R0476852	\$752,032	\$752,032	\$441,533
R0476853	\$709,943	\$709,943	\$416,826
R0476854	\$677,628	\$677,628	\$397,846
R0477430	\$1,542,536	\$1,542,536	\$963,980
R0477431	\$999,048	\$999,048	\$624,430
R0477432	\$1,039,968	\$1,039,968	\$649,915
R0365130	\$337,328	\$337,328	\$252,996
R0406138	\$867,715	\$867,715	\$650,784
R0428787	\$259,225	\$259,225	\$141,396
R0428788	\$600,866	\$600,866	\$327,744
R0448255	\$2,368,827	\$2,368,827	\$1,850,645
R0448256	\$2,933,644	\$2,933,644	\$2,291,910
R0473784	\$1,030,055	\$1,030,055	\$534,859
R0473163	\$1,247,828	\$1,247,828	\$1,136,730
R0442143	\$1,414,576	\$1,414,576	\$1,285,976
R0465335	\$725,630	\$725,630	\$659,663
R0465336	\$592,788	\$592,788	\$538,895