

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56049
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.: R0144204+194
 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: \$3,375,468
 (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 Adams County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 14th day of March 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

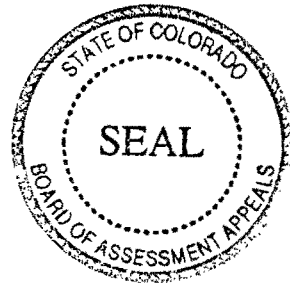
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



2011 MAR 11 PM 1:25

BOARD OF ASSESSMENT APPEALS,
State of Colorado
 1313 Sherman Street, Room 315
 Denver, CO 80203

Petitioner:
 SHEA HOMES LIMITED PARTNERSHIP

Respondent:
 ADAMS COUNTY BOARD OF
 EQUALIZATION.

HAL B. WARREN, #13515
 ADAMS COUNTY ATTORNEY
 Jennifer M. Wascak, #29457
 Deputy County Attorney
 4430 S. Adams County Parkway
 5th Floor, Suite C5000B
 Brighton, CO 80601
 Telephone: 720-523-6116
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▲ COURT USE ONLY ▲

Docket Number: 56049
 Multiple County Schedule
 Numbers: (As set forth in
 Attachment A)

STIPULATION (As to Tax Year 2010 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 2010.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2010 actual values of the subject properties, as shown on Attachment A.

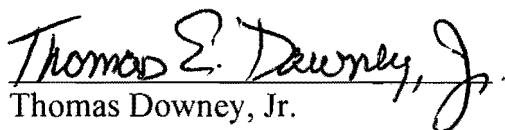
Total 2010 Proposed Value: \$3,375,468
(Referenced in Attachment A)

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2010.

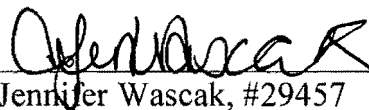
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 23, 2011 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

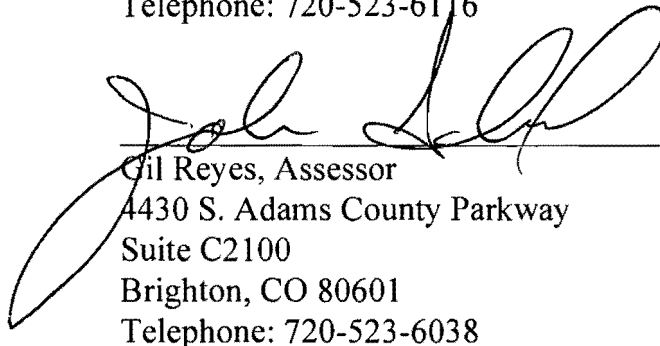
Dated this 28 day of February, 2011.



Thomas Downey, Jr.
Downey & Murray, LLC.
383 Iverness Parkway, Suite 300
Englewood, CO 80112
Telephone: 303-813-1111



Jennifer Wascak, #29457
Deputy County Attorney for Respondent
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Gil Reyes, Assessor
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Docket Number: 56049

Shea Homes LP Attachment
Attachment A

Docket # 56049 (2010)

Parcel #	CBOE Value	Requested Value	Filing #	2010 Stipulated Value
R0144204	\$53,000	\$33,000	1	\$33,000
R0144205	\$53,000	\$33,000	1	\$33,000
R0144208	\$53,000	\$33,000	1	\$33,000
R0144209	\$53,000	\$33,000	1	\$33,000
R0144210	\$53,000	\$33,000	1	\$33,000
R0144686	\$77,000	\$50,000	4	\$50,000
R0144687	\$77,000	\$50,000	4	\$50,000
R0162881	\$81,000	\$50,000	8	\$50,000
R0162876	\$81,000	\$50,000	8	\$50,000
R0162878	\$81,000	\$50,000	8	\$50,000
R0162879	\$81,000	\$50,000	8	\$50,000
R0152875	\$12,604	\$7,455	10	\$12,604
R0152876	\$12,604	\$7,455	10	\$12,604
R0152877	\$12,604	\$7,455	10	\$12,604
R0152878	\$12,604	\$7,455	10	\$12,604
R0152879	\$12,604	\$7,455	10	\$12,604
R0152880	\$12,604	\$7,455	10	\$12,604
R0152881	\$12,604	\$7,455	10	\$12,604
R0152882	\$12,604	\$7,455	10	\$12,604
R0152883	\$12,604	\$7,455	10	\$12,604
R0152884	\$12,604	\$7,455	10	\$12,604
R0152885	\$12,604	\$7,455	10	\$12,604
R0152886	\$12,604	\$7,455	10	\$12,604
R0152887	\$12,604	\$7,455	10	\$12,604
R0152888	\$12,604	\$7,455	10	\$12,604
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R0152890	\$12,604	\$7,455	10	\$12,604
R0152891	\$12,604	\$7,455	10	\$12,604
R0152892	\$12,604	\$7,455	10	\$12,604
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R0152894	\$12,604	\$7,455	10	\$12,604
R0152895	\$12,604	\$7,455	10	\$12,604
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R0152897	\$12,604	\$7,455	10	\$12,604
R0152898	\$12,604	\$7,455	10	\$12,604
R0152899	\$12,604	\$7,455	10	\$12,604
R0152900	\$12,604	\$7,455	10	\$12,604
R0152901	\$12,604	\$7,455	10	\$12,604
R0152902	\$12,604	\$7,455	10	\$12,604
R0152903	\$12,604	\$7,455	10	\$12,604
R0152904	\$12,604	\$7,455	10	\$12,604
R0152905	\$12,604	\$7,455	10	\$12,604
R0152906	\$12,604	\$7,455	10	\$12,604
R0152907	\$12,604	\$7,455	10	\$12,604
R0152908	\$12,604	\$7,455	10	\$12,604

Parcel #	CBOE Value	Requested Value	Filing #	2010 Stipulated Value
R0152909	\$12,604	\$7,455	10	\$12,604
R0152910	\$12,604	\$7,455	10	\$12,604
R0152911	\$12,604	\$7,455	10	\$12,604
R0152912	\$12,604	\$7,455	10	\$12,604
R0152913	\$12,604	\$7,455	10	\$12,604
R0152914	\$12,604	\$7,455	10	\$12,604
R0152915	\$12,604	\$7,455	10	\$12,604
R0152916	\$12,604	\$7,455	10	\$12,604
R0152917	\$12,604	\$7,455	10	\$12,604
R0152918	\$12,604	\$7,455	10	\$12,604
R0152919	\$12,604	\$7,455	10	\$12,604
R0152920	\$12,604	\$7,455	10	\$12,604
R0152921	\$12,604	\$7,455	10	\$12,604
R0152922	\$12,604	\$7,455	10	\$12,604
R0152925	\$12,604	\$7,455	10	\$12,604
R0152926	\$12,604	\$7,455	10	\$12,604
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R0152928	\$12,604	\$7,455	10	\$12,604
R0152929	\$12,604	\$7,455	10	\$12,604
R0152930	\$12,604	\$7,455	10	\$12,604
R0152931	\$12,604	\$7,455	10	\$12,604
R0152998	\$12,604	\$7,455	10	\$12,604
R0152999	\$12,604	\$7,455	10	\$12,604
R0153000	\$12,604	\$7,455	10	\$12,604
R0153001	\$12,604	\$7,455	10	\$12,604
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R0153003	\$12,604	\$7,455	10	\$12,604
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R0153017	\$12,604	\$7,455	10	\$12,604
R0153018	\$12,604	\$7,455	10	\$12,604
R0153019	\$12,604	\$7,455	10	\$12,604
R0153020	\$12,604	\$7,455	10	\$12,604
R0153021	\$12,604	\$7,455	10	\$12,604
R0153022	\$12,604	\$7,455	10	\$12,604
R0153023	\$12,604	\$7,455	10	\$12,604
R0153030	\$12,604	\$7,455	10	\$12,604
R0153031	\$12,604	\$7,455	10	\$12,604

Parcel #	CBOE Value	Requested Value	Filing #	2010 Stipulated Value
R0153032	\$12,604	\$7,455	10	\$12,604
R0153033	\$12,604	\$7,455	10	\$12,604
R0153034	\$12,604	\$7,455	10	\$12,604
R0153035	\$12,604	\$7,455	10	\$12,604
R0153036	\$12,604	\$7,455	10	\$12,604
R0153037	\$12,604	\$7,455	10	\$12,604
R0153052	\$12,604	\$7,455	10	\$12,604
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R0153055	\$12,604	\$7,455	10	\$12,604
R0168077	\$21,006	\$5,256	19	\$5,256
R0168078	\$21,006	\$5,256	19	\$5,256
R0168079	\$21,006	\$5,256	19	\$5,256
R0168080	\$21,006	\$5,256	19	\$5,256
R0168081	\$21,006	\$5,256	19	\$5,256
R0168082	\$21,006	\$5,256	19	\$5,256
R0168083	\$21,006	\$5,256	19	\$5,256
R0168084	\$21,006	\$5,256	19	\$5,256
R0168085	\$21,006	\$5,256	19	\$5,256
R0168086	\$21,006	\$5,256	19	\$5,256
R0168087	\$21,006	\$5,256	19	\$5,256
R0168129	\$90,000	\$12,594	19	\$21,006
R0168138	\$21,006	\$12,594	19	\$21,006
R0168139	\$21,006	\$12,594	19	\$21,006
R0168140	\$21,006	\$12,594	19	\$21,006
R0168141	\$21,006	\$12,594	19	\$21,006
R0168142	\$21,006	\$12,594	19	\$21,006
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R0168144	\$21,006	\$12,594	19	\$21,006
R0168145	\$21,006	\$12,594	19	\$21,006
R0168146	\$21,006	\$12,594	19	\$21,006
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R0168152	\$21,006	\$12,594	19	\$21,006
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R0168154	\$21,006	\$12,594	19	\$21,006
R0168155	\$21,006	\$12,594	19	\$21,006
R0168156	\$21,006	\$12,594	19	\$21,006
R0168157	\$21,006	\$12,594	19	\$21,006
R0168158	\$21,006	\$12,594	19	\$21,006
R0168159	\$21,006	\$12,594	19	\$21,006
R0168160	\$21,006	\$12,594	19	\$21,006
R0168161	\$21,006	\$12,594	19	\$21,006
R0168162	\$21,006	\$12,594	19	\$21,006
R0168163	\$21,006	\$12,594	19	\$21,006
R0168164	\$21,006	\$12,594	19	\$21,006

Parcel #	CBOE Value	Requested Value	Filing #	2010 Stipulated Value
R0168165	\$21,006	\$12,594	19	\$21,006
R0168166	\$21,006	\$12,594	19	\$21,006
R0168167	\$21,006	\$12,594	19	\$21,006
R0168168	\$21,006	\$12,594	19	\$21,006
R0168169	\$21,006	\$12,594	19	\$21,006
R0168170	\$21,006	\$12,594	19	\$21,006
R0168174	\$21,006	\$12,594	19	\$21,006
R0168175	\$21,006	\$12,594	19	\$21,006
R0168180	\$21,006	\$12,594	19	\$21,006
R0168181	\$21,006	\$12,594	19	\$21,006
R0168182	\$21,006	\$12,594	19	\$21,006
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R0168184	\$21,006	\$12,594	19	\$21,006
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R0168187	\$21,006	\$12,594	19	\$21,006
R0168188	\$21,006	\$12,594	19	\$21,006
R0168189	\$21,006	\$12,594	19	\$21,006
R0168190	\$21,006	\$12,594	19	\$21,006
R0168191	\$21,006	\$12,594	19	\$21,006
R0168192	\$21,006	\$12,594	19	\$21,006
R0168193	\$21,006	\$12,594	19	\$21,006
R0168194	\$21,006	\$12,594	19	\$21,006
R0168195	\$21,006	\$12,594	19	\$21,006
R0168196	\$21,006	\$12,594	19	\$21,006
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R0168199	\$21,006	\$12,594	19	\$21,006
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R0168207	\$21,006	\$12,594	19	\$21,006
R0168208	\$21,006	\$12,594	19	\$21,006
R0168209	\$21,006	\$12,594	19	\$21,006
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R0168212	\$21,006	\$12,594	19	\$21,006
R0168213	\$21,006	\$12,594	19	\$21,006
R0168214	\$21,006	\$12,594	19	\$21,006
R0168215	\$21,006	\$12,594	19	\$21,006
R0168216	\$21,006	\$12,594	19	\$21,006
R0168217	\$21,006	\$12,594	19	\$21,006
R0168218	\$21,006	\$12,594	19	\$21,006
R0168219	\$21,006	\$12,594	19	\$21,006
R0168220	\$21,006	\$12,594	19	\$21,006

Parcel #	CBOE Value	Requested Value	Filing #	2010 Stipulated Value
R0168221	\$21,006	\$12,594	19	\$21,006
R0168222	\$21,006	\$12,594	19	\$21,006
R0168223	\$21,006	\$12,594	19	\$21,006
Totals:	\$3,895,712	\$2,223,651		\$3,375,468