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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203                              | <b>Docket Number: 57150</b> |
| Petitioner:<br><b>RICHMOND AMERICAN HOMES OF<br/>COLORADO, INC.,</b><br><br>v.<br>Respondent:<br><b>DOUGLAS COUNTY BOARD OF<br/>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.: R0472667+81**

**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:            \$3,789,500**

(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 10th day of May 2012.

**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



STATE OF COLORADO  
DEPT. OF REVENUE  
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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   |  |
| <hr/> <b>Petitioner:</b><br><br><b>RICHMOND AMERICAN HOMES OF<br/>COLORADO, INC.</b>   |  |
| v.   |  |
| <b>Respondent:</b><br><br><b>DOUGLAS COUNTY BOARD OF<br/>EQUALIZATION.</b>   | <hr/> <b>Docket Number: 57150</b><br><br><b>Schedule Nos.:</b><br><b>R0472667+81</b> |
| <hr/> <b>Attorneys for Respondent:</b><br><br>Robert D. Clark, Reg. No. 8103<br>Senior Assistant County Attorney<br>Office of the County Attorney<br>Douglas County, Colorado<br>100 Third Street<br>Castle Rock, Colorado 80104<br>Phone Number: 303-660-7414<br>FAX Number: 303-688-6596<br>E-mail: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a> |  |
| <b>STIPULATION (As to Tax Year 2010 Actual Values)</b>   |  |

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:

Reductions were made based on the BAA Order for the 2009 tax year. Because 2010 is the intervening year, the value was adjusted making it consistent with the 2009 value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 2012 at 8:30 a.m. be vacated.

DATED this 19 day of April, 2012.

  
TODD J. STEVENS  
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Stevens & Associates  
9800 Mt. Pyramid Court, Suite 220  
Englewood, CO 80112  
303-347-1878

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

Docket Number 57150

| PARCEL # | ASSESSOR<br>VALUES | BOE VALUES | STIPULATED<br>VALUES |
|----------|--------------------|------------|----------------------|
| R0472667 | \$58,019           | \$58,019   | \$52,187             |
| R0472668 | \$58,019           | \$58,019   | \$52,187             |
| R0472669 | \$58,019           | \$58,019   | \$52,187             |
| R0472676 | \$58,019           | \$58,019   | \$52,187             |
| R0472678 | \$58,019           | \$58,019   | \$52,187             |
| R0472680 | \$58,019           | \$58,019   | \$52,187             |
| R0472681 | \$58,019           | \$58,019   | \$52,187             |
| R0472691 | \$58,019           | \$58,019   | \$52,187             |
| R0472692 | \$58,019           | \$58,019   | \$52,187             |
| R0472693 | \$58,019           | \$58,019   | \$52,187             |
| R0472694 | \$58,019           | \$58,019   | \$52,187             |
| RO472783 | \$50,451           | \$50,451   | \$45,380             |
| RO472784 | \$50,451           | \$50,451   | \$45,380             |
| R0472785 | \$50,451           | \$50,451   | \$45,380             |
| R0472786 | \$50,451           | \$50,451   | \$45,380             |
| R0472787 | \$50,451           | \$50,451   | \$45,380             |
| R0472788 | \$50,451           | \$50,451   | \$45,380             |
| R0472789 | \$50,451           | \$50,451   | \$45,380             |
| R0472790 | \$50,451           | \$50,451   | \$45,380             |
| R0472791 | \$50,451           | \$50,451   | \$45,380             |
| R0472792 | \$50,451           | \$50,451   | \$45,380             |
| R0472793 | \$50,451           | \$50,451   | \$45,380             |
| R0472794 | \$50,451           | \$50,451   | \$45,380             |
| R0472795 | \$50,451           | \$50,451   | \$45,380             |
| R0472796 | \$50,451           | \$50,451   | \$45,380             |
| R0472797 | \$50,451           | \$50,451   | \$45,380             |
| R0472798 | \$50,451           | \$50,451   | \$45,380             |
| R0472799 | \$50,451           | \$50,451   | \$45,380             |
| R0472800 | \$50,451           | \$50,451   | \$45,380             |
| RO472801 | \$50,451           | \$50,451   | \$45,380             |
| R0472802 | \$50,451           | \$50,451   | \$45,380             |
| R0472803 | \$50,451           | \$50,451   | \$45,380             |
| R0472804 | \$50,451           | \$50,451   | \$45,380             |
| R0472805 | \$50,451           | \$50,451   | \$45,380             |
| R0472806 | \$50,451           | \$50,451   | \$45,380             |
| R0472807 | \$50,451           | \$50,451   | \$45,380             |
| R0472808 | \$50,451           | \$50,451   | \$45,380             |
| R0472809 | \$50,451           | \$50,451   | \$45,380             |
| R0472810 | \$50,451           | \$50,451   | \$45,380             |
| R0472811 | \$50,451           | \$50,451   | \$45,380             |
| R0472812 | \$50,451           | \$50,451   | \$45,380             |
| R0472813 | \$50,451           | \$50,451   | \$45,380             |
| R0472814 | \$50,451           | \$50,451   | \$45,380             |
| R0472815 | \$50,451           | \$50,451   | \$45,380             |

| PARCEL # | ASSESSOR<br>VALUES | BOE VALUES | STIPULATED<br>VALUES |
|----------|--------------------|------------|----------------------|
| R0472816 | \$50,451           | \$50,451   | \$45,380             |
| R0472830 | \$58,019           | \$58,019   | \$52,187             |
| R0472833 | \$58,019           | \$58,019   | \$52,187             |
| R0472834 | \$58,019           | \$58,019   | \$52,187             |
| R0472835 | \$58,019           | \$58,019   | \$52,187             |
| R0472836 | \$58,019           | \$58,019   | \$52,187             |
| R0472837 | \$50,451           | \$50,451   | \$45,380             |
| R0472838 | \$50,451           | \$50,451   | \$45,380             |
| R0472839 | \$50,451           | \$50,451   | \$45,380             |
| R0472840 | \$50,451           | \$50,451   | \$45,380             |
| R0472841 | \$50,451           | \$50,451   | \$45,380             |
| R0472842 | \$50,451           | \$50,451   | \$45,380             |
| R0472843 | \$50,451           | \$50,451   | \$45,380             |
| R0472844 | \$50,451           | \$50,451   | \$45,380             |
| R0472845 | \$50,451           | \$50,451   | \$45,380             |
| R0472846 | \$50,451           | \$50,451   | \$45,380             |
| R0472847 | \$50,451           | \$50,451   | \$45,380             |
| R0472848 | \$50,451           | \$50,451   | \$45,380             |
| R0472849 | \$50,451           | \$50,451   | \$45,380             |
| R0472850 | \$50,451           | \$50,451   | \$45,380             |
| R0472962 | \$43,126           | \$43,126   | \$43,126             |
| R0472963 | \$43,126           | \$43,126   | \$43,126             |
| R0472964 | \$43,126           | \$43,126   | \$43,126             |
| R0472965 | \$43,126           | \$43,126   | \$43,126             |
| R0473043 | \$43,126           | \$43,126   | \$43,126             |
| R0473044 | \$43,126           | \$43,126   | \$43,126             |
| R0473045 | \$43,126           | \$43,126   | \$43,126             |
| R0473046 | \$43,126           | \$43,126   | \$43,126             |
| R0473047 | \$43,126           | \$43,126   | \$43,126             |
| R0473048 | \$43,126           | \$43,126   | \$43,126             |
| R0473049 | \$43,126           | \$43,126   | \$43,126             |
| R0473050 | \$43,126           | \$43,126   | \$43,126             |
| R0473053 | \$43,126           | \$43,126   | \$43,126             |
| R0473108 | \$43,126           | \$43,126   | \$43,126             |
| R0473109 | \$43,126           | \$43,126   | \$43,126             |
| R0473110 | \$43,126           | \$43,126   | \$43,126             |
| R0473111 | \$43,126           | \$43,126   | \$43,126             |
| R0475405 | \$43,126           | \$43,126   | \$43,126             |