

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59472
Petitioner: SHEA HOMES LP, 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.: R0471002+27

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$1,390,611

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

ORDER:

Respondent is ordered to reduce the 2011 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 8th day of August 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

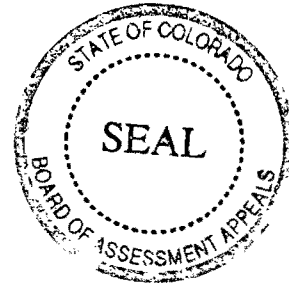
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

2012 FEB -7 F. 12: 21

Petitioner:

SHEA HOMES LP

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Docket Number: **59472**

Schedule Nos.:

R0471002 +27

Attorneys for Respondent:

Robert D. Clark, Reg. No. 8103
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

STIPULATION (As to Tax Year 2011 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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 2011.

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 2011 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 2011.

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


Further review of account data and market sales information on comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 6, 2012 at 8:30 a.m. be vacated.

DATED this 31st day of July, 2011.



THOMAS E DOWNEY JR., #9686
Attorney for Petitioner
Downey & Associates, P.C.
383 Inverness Parkway, Suite 300
Englewood, CO 80112
303-813-1111


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 59472

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0471002	\$59,864	\$59,864	\$59,864
R0471003	\$59,864	\$59,864	\$59,864
R0471004	\$86,168	\$86,168	\$59,864
R0471005	\$86,168	\$86,168	\$59,864
R0471006	\$86,168	\$86,168	\$59,864
R0471010	\$62,248	\$62,248	\$44,998
R0471011	\$62,248	\$62,248	\$44,998
R0471029	\$62,248	\$62,248	\$44,998
R0471131	\$62,248	\$62,248	\$44,998
R0471132	\$62,248	\$62,248	\$44,998
R0471133	\$62,248	\$62,248	\$44,998
R0471134	\$62,248	\$62,248	\$44,998
R0471135	\$62,248	\$62,248	\$44,998
R0471136	\$62,248	\$62,248	\$44,998
R0471137	\$62,248	\$62,248	\$44,998
R0471138	\$62,248	\$62,248	\$44,998
R0471139	\$62,248	\$62,248	\$44,998
R0471140	\$62,248	\$62,248	\$44,998
R0471141	\$62,248	\$62,248	\$44,998
R0471142	\$62,248	\$62,248	\$44,998
R0471143	\$62,248	\$62,248	\$44,998
R0471144	\$62,248	\$62,248	\$44,998
R0471145	\$68,472	\$68,472	\$48,911
R0471146	\$68,472	\$68,472	\$48,911
R0471147	\$68,472	\$68,472	\$48,911
R0471197	\$59,864	\$59,864	\$59,864
R0471198	\$59,864	\$59,864	\$59,864
R0471199	\$59,864	\$59,864	\$59,864