

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61028</b>
Petitioner: <b>SHEA HOMES LP,</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.: R0480348+58**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:  

**Total Value:            \$1,526,351**

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

**ORDER:**

Respondent is ordered to reduce the 2012 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 12th day of July 2013.

**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

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



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

Petitioner:

**SHEA HOMES LP**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

Attorneys for Respondent:

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Docket Number: **61028**

Schedule Nos.:  
**R0480348 +58**

**STIPULATION (As to Tax Year 2012 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2012 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 2012.

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 2012 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 2012.

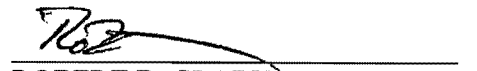
7. Brief Narrative as to why the reductions were made:

Application of present worth discounting resulted in reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 18, 2013 at 8:30 a.m. be vacated.

DATED this 2nd day of July, 2013.

  
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Senior Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 61028

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0480348	\$ 34,689	\$ 34,689	\$ 34,689
R0480349	\$ 34,689	\$ 34,689	\$ 34,689
R0480352	\$ 34,689	\$ 34,689	\$ 34,689
R0480353	\$ 34,689	\$ 34,689	\$ 34,689
R0480354	\$ 34,689	\$ 34,689	\$ 34,689
R0480355	\$ 34,689	\$ 34,689	\$ 34,689
R0480356	\$ 34,689	\$ 34,689	\$ 34,689
R0480361	\$ 34,689	\$ 34,689	\$ 34,689
R0480363	\$ 34,689	\$ 34,689	\$ 34,689
R0480364	\$ 34,689	\$ 34,689	\$ 34,689
R0480365	\$ 34,689	\$ 34,689	\$ 34,689
R0480366	\$ 34,689	\$ 34,689	\$ 34,689
R0480367	\$ 34,689	\$ 34,689	\$ 34,689
R0480368	\$ 34,689	\$ 34,689	\$ 34,689
R0480369	\$ 34,689	\$ 34,689	\$ 34,689
R0480370	\$ 34,689	\$ 34,689	\$ 34,689
R0480478	\$ 34,689	\$ 34,689	\$ 34,689
R0480479	\$ 34,689	\$ 34,689	\$ 34,689
R0480480	\$ 34,689	\$ 34,689	\$ 34,689
R0480481	\$ 34,689	\$ 34,689	\$ 34,689
R0480482	\$ 34,689	\$ 34,689	\$ 34,689
R0480483	\$ 34,689	\$ 34,689	\$ 34,689
R0480484	\$ 34,689	\$ 34,689	\$ 34,689
R0480485	\$ 34,689	\$ 34,689	\$ 34,689
R0480486	\$ 34,689	\$ 34,689	\$ 34,689
R0480487	\$ 34,689	\$ 34,689	\$ 34,689
R0480488	\$ 34,689	\$ 34,689	\$ 34,689
R0480489	\$ 34,689	\$ 34,689	\$ 34,689
R0480490	\$ 34,689	\$ 34,689	\$ 34,689
R0480491	\$ 34,689	\$ 34,689	\$ 34,689
R0480492	\$ 34,689	\$ 34,689	\$ 34,689
R0480493	\$ 34,689	\$ 34,689	\$ 34,689
R0480494	\$ 34,689	\$ 34,689	\$ 34,689
R0480495	\$ 34,689	\$ 34,689	\$ 34,689
R0480496	\$ 34,689	\$ 34,689	\$ 34,689
R0480497	\$ 34,689	\$ 34,689	\$ 34,689
R0480498	\$ 34,689	\$ 34,689	\$ 34,689
R0480499	\$ 34,689	\$ 34,689	\$ 34,689
R0480500	\$ 34,689	\$ 34,689	\$ 34,689

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0480501	\$ 34,689	\$ 34,689	\$ 8,674
R0480502	\$ 34,689	\$ 34,689	\$ 8,674
R0480503	\$ 34,689	\$ 34,689	\$ 8,674
R0480504	\$ 34,689	\$ 34,689	\$ 8,674
R0480505	\$ 34,689	\$ 34,689	\$ 8,674
R0480506	\$ 34,689	\$ 34,689	\$ 8,674
R0480507	\$ 34,689	\$ 34,689	\$ 8,674
R0480508	\$ 34,689	\$ 34,689	\$ 8,674
R0480509	\$ 34,689	\$ 34,689	\$ 8,674
R0480510	\$ 34,689	\$ 34,689	\$ 8,674
R0480511	\$ 34,689	\$ 34,689	\$ 8,674
R0480512	\$ 34,689	\$ 34,689	\$ 8,674
R0480513	\$ 34,689	\$ 34,689	\$ 8,674
R0480514	\$ 34,689	\$ 34,689	\$ 8,674
R0480515	\$ 34,689	\$ 34,689	\$ 8,674
R0480516	\$ 34,689	\$ 34,689	\$ 8,674
R0480517	\$ 34,689	\$ 34,689	\$ 8,674
R0480518	\$ 34,689	\$ 34,689	\$ 8,674
R0480519	\$ 34,689	\$ 34,689	\$ 8,674
R0480520	\$ 34,689	\$ 34,689	\$ 8,674
Totals	\$ 2,046,651	\$ 2,046,651	\$ 1,526,351