

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61546
Petitioner: RICHMOND AMERICAN HOMES OF COLORADO, INC., 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.: R0449374+101

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: \$2,761,179
 (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

am

Cara McKeller



2013 JUL 10 PM 4:15

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

Petitioner:

**RICHMOND AMERICAN HOMES OF
COLORADO INC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION**

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

Docket Number: 61546

Schedule Nos.:
R0449374 +101

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.

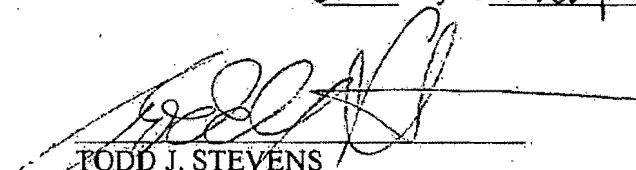
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2012.


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

Equalization of values and analysis that was made for the 2011 settlement, under Docket 60500 indicated that an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 6, 2013 at 8:30 a.m. be vacated.

DATED this 2nd day of July, 2013


TODD J. STEVENS
Agent for Petitioner
Stevens & Associates Inc.,
9635 Maroon Circle, Suite 450
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 61546

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0449374	\$ 75,000	\$ 75,000	\$ 40,000
R0449375	\$ 75,000	\$ 75,000	\$ 40,000
R0449376	\$ 86,250	\$ 86,250	\$ 46,000
R0449377	\$ 86,250	\$ 86,250	\$ 46,000
R0449378	\$ 86,250	\$ 86,250	\$ 46,000
R0449409	\$ 62,000	\$ 62,000	\$ 40,000
R0449452	\$ 71,300	\$ 71,300	\$ 46,000
R0449517	\$ 75,000	\$ 75,000	\$ 40,000
R0457871	\$ 50,233	\$ 50,233	\$ 27,340
R0457872	\$ 50,233	\$ 50,233	\$ 27,340
R0457910	\$ 43,681	\$ 43,681	\$ 23,774
R0458332	\$ 43,681	\$ 43,681	\$ 23,774
R0458333	\$ 43,681	\$ 43,681	\$ 23,774
R0458335	\$ 43,681	\$ 43,681	\$ 23,774
R0458371	\$ 43,681	\$ 43,681	\$ 23,774
R0458372	\$ 43,681	\$ 43,681	\$ 23,774
R0458373	\$ 43,681	\$ 43,681	\$ 23,774
R0458398	\$ 43,681	\$ 43,681	\$ 23,774
R0458399	\$ 43,681	\$ 43,681	\$ 23,774
R0458401	\$ 43,681	\$ 43,681	\$ 23,774
R0458402	\$ 43,681	\$ 43,681	\$ 23,774
R0458403	\$ 43,681	\$ 43,681	\$ 23,774
R0458404	\$ 43,681	\$ 43,681	\$ 23,774
R0458434	\$ 43,681	\$ 43,681	\$ 23,774
R0458436	\$ 43,681	\$ 43,681	\$ 23,774
R0458437	\$ 43,681	\$ 43,681	\$ 23,774
R0458438	\$ 43,681	\$ 43,681	\$ 23,774
R0458443	\$ 43,681	\$ 43,681	\$ 23,774
R0458444	\$ 43,681	\$ 43,681	\$ 23,774
R0458456	\$ 43,681	\$ 43,681	\$ 23,774
R0458457	\$ 43,681	\$ 43,681	\$ 23,774
R0461597	\$ 37,842	\$ 37,842	\$ 25,230
R0461608	\$ 37,842	\$ 37,842	\$ 25,230
R0461609	\$ 37,842	\$ 37,842	\$ 25,230
R0461616	\$ 37,842	\$ 37,842	\$ 25,230
R0461617	\$ 37,842	\$ 37,842	\$ 25,230
R0461618	\$ 37,842	\$ 37,842	\$ 25,230
R0461619	\$ 37,842	\$ 37,842	\$ 25,230
R0461620	\$ 37,842	\$ 37,842	\$ 25,230
R0461621	\$ 37,842	\$ 37,842	\$ 25,230
R0461622	\$ 37,842	\$ 37,842	\$ 25,230
R0461623	\$ 37,842	\$ 37,842	\$ 25,230
R0461625	\$ 37,842	\$ 37,842	\$ 25,230
R0461626	\$ 37,842	\$ 37,842	\$ 25,230
R0461627	\$ 37,842	\$ 37,842	\$ 25,230
R0461628	\$ 43,518	\$ 43,518	\$ 29,015
R0461629	\$ 43,518	\$ 43,518	\$ 29,015
R0461630	\$ 37,842	\$ 37,842	\$ 25,230

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0461631	\$ 37,842	\$ 37,842	\$ 25,230
R0461632	\$ 37,842	\$ 37,842	\$ 25,230
R0461633	\$ 37,842	\$ 37,842	\$ 25,230
R0461651	\$ 43,518	\$ 43,518	\$ 29,015
R0461652	\$ 43,518	\$ 43,518	\$ 29,015
R0461714	\$ 37,842	\$ 37,842	\$ 25,230
R0461715	\$ 37,842	\$ 37,842	\$ 25,230
R0461716	\$ 37,842	\$ 37,842	\$ 25,230
R0461717	\$ 37,842	\$ 37,842	\$ 25,230
R0461719	\$ 37,842	\$ 37,842	\$ 25,230
R0461721	\$ 37,842	\$ 37,842	\$ 25,230
R0461725	\$ 37,842	\$ 37,842	\$ 25,230
R0461726	\$ 37,842	\$ 37,842	\$ 25,230
R0461727	\$ 37,842	\$ 37,842	\$ 25,230
R0461728	\$ 37,842	\$ 37,842	\$ 25,230
R0461729	\$ 37,842	\$ 37,842	\$ 25,230
R0461730	\$ 37,842	\$ 37,842	\$ 25,230
R0461731	\$ 37,842	\$ 37,842	\$ 25,230
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R0461734	\$ 37,842	\$ 37,842	\$ 25,230
R0461735	\$ 37,842	\$ 37,842	\$ 25,230
R0461736	\$ 37,842	\$ 37,842	\$ 25,230
R0461737	\$ 37,842	\$ 37,842	\$ 25,230
R0461738	\$ 37,842	\$ 37,842	\$ 25,230
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R0461740	\$ 37,842	\$ 37,842	\$ 25,230
R0461742	\$ 37,842	\$ 37,842	\$ 25,230
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R0461745	\$ 37,842	\$ 37,842	\$ 25,230
R0461747	\$ 37,842	\$ 37,842	\$ 25,230
R0461748	\$ 37,842	\$ 37,842	\$ 25,230
R0461749	\$ 37,842	\$ 37,842	\$ 25,230
R0461750	\$ 37,842	\$ 37,842	\$ 25,230
R0461751	\$ 37,842	\$ 37,842	\$ 25,230
R0461752	\$ 37,842	\$ 37,842	\$ 25,230
R0461753	\$ 43,518	\$ 43,518	\$ 29,015
R0461754	\$ 43,518	\$ 43,518	\$ 29,015
R0461755	\$ 43,518	\$ 43,518	\$ 29,015
R0461756	\$ 43,518	\$ 43,518	\$ 29,015
R0461757	\$ 43,518	\$ 43,518	\$ 29,015
R0461759	\$ 37,842	\$ 37,842	\$ 25,230
R0461760	\$ 43,518	\$ 43,518	\$ 29,015
R0461761	\$ 43,518	\$ 43,518	\$ 29,015
R0461762	\$ 43,518	\$ 43,518	\$ 29,015
R0461763	\$ 43,518	\$ 43,518	\$ 29,015
R0461764	\$ 37,842	\$ 37,842	\$ 25,230

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0461765	\$ 43,518	\$ 43,518	\$ 29,015
R0461766	\$ 43,518	\$ 43,518	\$ 29,015
R0461767	\$ 43,518	\$ 43,518	\$ 29,015
R0461768	\$ 43,518	\$ 43,518	\$ 29,015
R0461769	\$ 43,518	\$ 43,518	\$ 29,015
R0461770	\$ 43,518	\$ 43,518	\$ 29,015
	\$ 4,429,443	\$ 4,429,443	\$ 2,761,179