

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63847
Petitioner: THE RYLAND GROUP INC., v. Respondent: BOULDER 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.: R0506635+24

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$1,187,300

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

The Boulder County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 26th day of June 2014.

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

DOCKET NUMBER(s): 63847

2014 JUN 20 AM 9:14

Account Number(s): Please see attached list

STIPULATION (As To Tax Year 2013 Actual Value)

PAGE 1 OF 2

Ryland Group

Petitioner,

vs.

Boulder County Board of Equalization.

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 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 property subject to this Stipulation is described as follows:

Vacant building lots in Lafayette, Colorado per the attached list

2. The subject property is classified as Vacant Land.

3. The County Assessor assigned the following actual value to the subject property for tax year 2013:

Total \$ 1,636,200 Please see attached list

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Total \$ 1,383,100 Please see attached list

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2013 actual value for the subject property:

Total \$ 1,187,300 Please see attached list

Petitioner's Initials JS EN

Date 6/16/14

Docket Number: 63994

Account Number(s): Please see attached list

STIPULATION (As To Tax Year 2013 Actual Value)

PAGE 2 OF 2

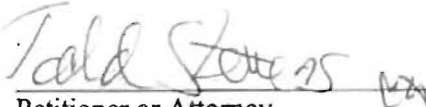
6. Brief narrative as to why the reduction was made:

Detailed review of economic area lot sales, sell out status of subject subdivisions, and absorption rates indicated a need for adjustment of some parcels.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 1, 2014, at 8:30 a.m., be vacated.

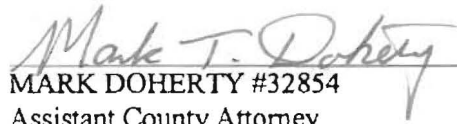
8. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 16th day of June, 2014.


Petitioner or Attorney

Address:

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Telephone (303) 441-3190

JERRY ROBERTS
Boulder County Assessor

By: 
SAMUEL M. FORSYTH
Advanced Appeals Deputy
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4844

BAA Docket 63994, Ryland Group

Subdivision: Coal Creek Village PUD Filing 1 Replat A

ID #	Assessor Value	CBOE Value	Stipulated Value
R0506635	\$70,000	\$70,000	\$59,000
R0506740	\$70,000	\$70,000	\$59,000
R0506804	\$70,000	\$70,000	\$59,000
R0606805	\$70,000	\$70,000	\$59,000

Subdivision: Coal Creek Village Replat E

ID #	Assessor Value	CBOE Value	Stipulated Value
R0600584	\$53,600	\$54,600	\$46,000
R0600585	\$53,600	\$54,600	\$46,000
R0600586	\$53,600	\$54,600	\$46,000
R0600587	\$53,600	\$54,600	\$46,000
R0600588	\$53,600	\$54,600	\$46,000
R0600589	\$53,600	\$54,600	\$46,000

Subdivision: Coal Creek Village North Filing 1

ID #	Assessor Value	CBOE Value	Stipulated Value
R0601748	\$50,000	\$35,100	\$35,100

Subdivision: Coal Creek Village Filing 6, Group A

ID #	Assessor Value	CBOE Value	Stipulated Value
R0601760	\$86,200	\$70,200	\$59,000
R0601761	\$86,200	\$70,200	\$59,000
R0601762	\$86,200	\$70,200	\$59,000
R0601763	\$86,200	\$70,200	\$59,000
R0601764	\$86,200	\$70,200	\$59,000
R0601765	\$86,200	\$70,200	\$59,000

BAA Docket 63994, Ryland Group, continued

Subdivision: Coal Creek Village Filing 6, Group B

ID #	Assessor Value	CBOE Value	Stipulated Value
R0601770	\$57,700	\$35,000	\$29,500
R0601771	\$57,700	\$35,000	\$29,500
R0601772	\$57,700	\$35,000	\$29,500
R0601780	\$57,700	\$35,000	\$29,500
R0601781	\$57,700	\$35,000	\$29,500
R0601784	\$57,700	\$35,000	\$29,500

Subdivision: Coal Creek Village Replat G

ID #	Assessor Value	CBOE Value	Stipulated Value
R0602020	\$60,600	\$54,600	\$54,600
R0602021	\$60,600	\$54,600	\$54,600

Total Assessor Value for all accounts	Total CBOE Value for all accounts	Total Stipulated Value for all accounts	
Totals:	\$1,636,200	\$1,383,100	\$1,187,300

Totals:	\$1,636,200	\$1,383,100	\$1,187,300
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