

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 64984</b>
Petitioner: <b>STANDARD PACIFIC OF COLORADO INC.,</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.: R0481241+83**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:  

**Total Value:            \$2,361,023**

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

**ORDER:**

Respondent is ordered to reduce the 2014 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 28th day of April 2015.

**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 McKeller*

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

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



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

Petitioner:

**STANDARD PACIFIC OF COLORADO, INC.,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: **64984**

Schedule Nos.:  
**R0481241 +83**

**STIPULATION (As to Tax Year 2014 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2014 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 2014.

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 2014 actual values of the subject properties, as also shown on Attachment A.

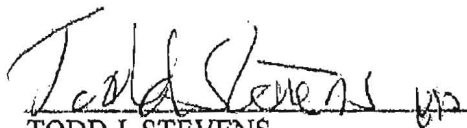
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2014.

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


A reduction in value was warranted after reconsideration of Present Worth Factors predicated on findings in the Board of Assessment Appeals Order under Docket 63865.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 30, 2015 at 8:30 a.m. be vacated.

DATED this 8<sup>th</sup> day of April, 2015.



TODD J. STEVENS  
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303-347-1878



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Assistant County Attorney  
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BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 64984

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0481241	\$ 53,655	\$ 53,655	\$ 26,128
R0481242	\$ 53,655	\$ 53,655	\$ 26,128
R0481243	\$ 53,655	\$ 53,655	\$ 26,128
R0481244	\$ 53,655	\$ 53,655	\$ 26,128
R0481245	\$ 53,655	\$ 53,655	\$ 26,128
R0481246	\$ 53,655	\$ 53,655	\$ 26,128
R0481247	\$ 53,655	\$ 53,655	\$ 26,128
R0481248	\$ 53,655	\$ 53,655	\$ 26,128
R0481249	\$ 53,655	\$ 53,655	\$ 26,128
R0481250	\$ 53,655	\$ 53,655	\$ 26,128
R0481254	\$ 53,655	\$ 53,655	\$ 30,047
R0481255	\$ 53,655	\$ 53,655	\$ 30,047
R0481256	\$ 53,655	\$ 53,655	\$ 30,047
R0481259	\$ 53,655	\$ 53,655	\$ 30,047
R0481262	\$ 53,655	\$ 53,655	\$ 30,047
R0481263	\$ 53,655	\$ 53,655	\$ 30,047
R0481264	\$ 53,655	\$ 53,655	\$ 30,047
R0481265	\$ 53,655	\$ 53,655	\$ 30,047
R0481266	\$ 53,655	\$ 53,655	\$ 30,047
R0481267	\$ 53,655	\$ 53,655	\$ 30,047
R0481269	\$ 53,655	\$ 53,655	\$ 30,047
R0481271	\$ 53,655	\$ 53,655	\$ 32,193
R0481272	\$ 53,655	\$ 53,655	\$ 32,193
R0481273	\$ 53,655	\$ 53,655	\$ 32,193
R0481275	\$ 53,655	\$ 53,655	\$ 32,193
R0481281	\$ 53,655	\$ 53,655	\$ 32,193
R0481282	\$ 53,655	\$ 53,655	\$ 32,193
R0481283	\$ 53,655	\$ 53,655	\$ 32,193
R0481285	\$ 53,655	\$ 53,655	\$ 32,193
R0481286	\$ 53,655	\$ 53,655	\$ 32,193
R0481287	\$ 53,655	\$ 53,655	\$ 32,193
R0481288	\$ 53,655	\$ 53,655	\$ 32,193
R0481289	\$ 53,655	\$ 53,655	\$ 32,193
R0481309	\$ 46,657	\$ 46,657	\$ 26,128
R0481313	\$ 46,657	\$ 46,657	\$ 26,128
R0481314	\$ 46,657	\$ 46,657	\$ 26,128
R0481315	\$ 46,657	\$ 46,657	\$ 26,128
R0481316	\$ 46,657	\$ 46,657	\$ 26,128
R0481317	\$ 46,657	\$ 46,657	\$ 26,128
R0481318	\$ 46,657	\$ 46,657	\$ 26,128

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0481319	\$ 46,657	\$ 46,657	\$ 26,128
R0481320	\$ 46,657	\$ 46,657	\$ 26,128
R0481321	\$ 46,657	\$ 46,657	\$ 26,128
R0481322	\$ 46,657	\$ 46,657	\$ 26,128
R0481323	\$ 46,657	\$ 46,657	\$ 26,128
R0481324	\$ 46,657	\$ 46,657	\$ 26,128
R0481325	\$ 46,657	\$ 46,657	\$ 26,128
R0481326	\$ 46,657	\$ 46,657	\$ 26,128
R0481327	\$ 46,657	\$ 46,657	\$ 26,128
R0481328	\$ 46,657	\$ 46,657	\$ 26,128
R0481329	\$ 46,657	\$ 46,657	\$ 26,128
R0481330	\$ 46,657	\$ 46,657	\$ 26,128
R0481331	\$ 46,657	\$ 46,657	\$ 26,128
R0481332	\$ 46,657	\$ 46,657	\$ 26,128
R0481333	\$ 46,657	\$ 46,657	\$ 26,128
R0481335	\$ 46,657	\$ 46,657	\$ 26,128
R0481344	\$ 46,657	\$ 46,657	\$ 27,994
R0481345	\$ 46,657	\$ 46,657	\$ 27,994
R0481353	\$ 46,657	\$ 46,657	\$ 26,128
R0481354	\$ 46,657	\$ 46,657	\$ 27,994
R0481355	\$ 46,657	\$ 46,657	\$ 27,994
R0481356	\$ 46,657	\$ 46,657	\$ 27,994
R0481358	\$ 46,657	\$ 46,657	\$ 27,994
R0481359	\$ 46,657	\$ 46,657	\$ 27,994
R0481360	\$ 46,657	\$ 46,657	\$ 27,994
R0481361	\$ 46,657	\$ 46,657	\$ 27,994
R0481363	\$ 46,657	\$ 46,657	\$ 27,994
R0481364	\$ 46,657	\$ 46,657	\$ 27,994
R0481365	\$ 46,657	\$ 46,657	\$ 27,994
R0481366	\$ 46,657	\$ 46,657	\$ 27,994
R0481372	\$ 46,657	\$ 46,657	\$ 27,994
R0481374	\$ 46,657	\$ 46,657	\$ 27,994
R0481376	\$ 46,657	\$ 46,657	\$ 27,994
R0481377	\$ 46,657	\$ 46,657	\$ 27,994
R0481379	\$ 46,657	\$ 46,657	\$ 27,994
R0481380	\$ 46,657	\$ 46,657	\$ 27,994
R0481400	\$ 46,657	\$ 46,657	\$ 27,994
R0481401	\$ 46,657	\$ 46,657	\$ 27,994
R0481402	\$ 46,657	\$ 46,657	\$ 27,994
R0481404	\$ 46,657	\$ 46,657	\$ 27,994
R0481408	\$ 46,657	\$ 46,657	\$ 27,994

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0481410	\$ 46,657	\$ 46,657	\$ 27,994
R0481412	\$ 46,657	\$ 46,657	\$ 27,994
R0481413	\$ 46,657	\$ 46,657	\$ 27,994
Totals	\$ 4,150,122	\$ 4,150,122	\$ 2,361,023