

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69623
Petitioner: <b>STANDARD PACIFIC OF COLORADO INC - PARKER HOMESTEAD -</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.: R0487255+79**  
**Category: Valuation/Protest Appeal      Property Type: Vacant Land**
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

**Total Value: \$5,389,802**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2016 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 30th day of November 2016.

**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

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

2016 NOV 23 PM 2:59

Petitioner:

**STANDARD PACIFIC OF COLORADO INC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

Docket Number: 69623

Schedule Nos.:  
**R0487255 +79**

Attorneys for Respondent:

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**STIPULATION (As to Tax Year 2016 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 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 2016.

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 2016 actual values of the subject properties, as also shown on Attachment A.

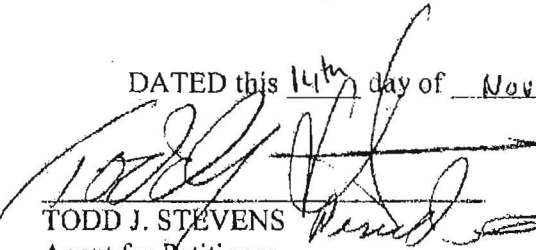
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2016.


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

Recalculation applying one year absorption indicated that a reduction in value was warranted and equalized with the 2015 Board of Assessment Appeals Order under Docket No. 68213.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14<sup>th</sup> day of November, 2016.

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates, Inc.  
9635 Maroon Circle, Suite 450  
Englewood, CO 80112  
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MEREDITH P. VAN HORN, #42487  
DAWN L. JOHNSON, #48451  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 69623

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0487255	\$ 70,175	\$ 65,866	\$ 65,055
R0487256	\$ 70,175	\$ 65,866	\$ 65,055
R0487257	\$ 70,175	\$ 65,866	\$ 65,055
R0487258	\$ 70,175	\$ 65,866	\$ 65,055
R0487259	\$ 70,175	\$ 65,866	\$ 65,055
R0487262	\$ 80,702	\$ 75,746	\$ 74,813
R0487263	\$ 80,702	\$ 75,746	\$ 74,813
R0487264	\$ 80,702	\$ 75,746	\$ 74,813
R0487265	\$ 80,702	\$ 75,746	\$ 74,813
R0487267	\$ 80,702	\$ 75,746	\$ 74,813
R0487268	\$ 80,702	\$ 75,746	\$ 74,813
R0487269	\$ 80,702	\$ 75,746	\$ 74,813
R0487270	\$ 80,702	\$ 75,746	\$ 74,813
R0487271	\$ 80,702	\$ 75,746	\$ 74,813
R0487272	\$ 80,702	\$ 75,746	\$ 74,813
R0487273	\$ 80,702	\$ 75,746	\$ 74,813
R0487275	\$ 80,702	\$ 75,746	\$ 74,813
R0487276	\$ 80,702	\$ 75,746	\$ 74,813
R0487277	\$ 80,702	\$ 75,746	\$ 74,813
R0487278	\$ 80,702	\$ 75,746	\$ 74,813
R0487279	\$ 80,702	\$ 75,746	\$ 74,813
R0487280	\$ 80,702	\$ 75,746	\$ 74,813
R0487281	\$ 80,702	\$ 75,746	\$ 74,813
R0487282	\$ 80,702	\$ 75,746	\$ 74,813
R0487287	\$ 70,175	\$ 65,866	\$ 65,055
R0487288	\$ 70,175	\$ 65,866	\$ 65,055
R0487289	\$ 70,175	\$ 65,866	\$ 65,055
R0487290	\$ 70,175	\$ 65,866	\$ 65,055
R0487291	\$ 70,175	\$ 65,866	\$ 65,055
R0487298	\$ 70,175	\$ 65,866	\$ 65,055
R0487299	\$ 70,175	\$ 65,866	\$ 65,055
R0487300	\$ 70,175	\$ 65,866	\$ 65,055
R0487301	\$ 70,175	\$ 65,866	\$ 65,055
R0487302	\$ 70,175	\$ 65,866	\$ 65,055
R0487303	\$ 70,175	\$ 65,866	\$ 65,055
R0487304	\$ 70,175	\$ 65,866	\$ 65,055
R0487305	\$ 70,175	\$ 65,866	\$ 65,055
R0487306	\$ 70,175	\$ 65,866	\$ 65,055

DOCKET NO. 69623

R0487307	\$ 70,175	\$ 65,866	\$ 65,055
R0487308	\$ 70,175	\$ 65,866	\$ 65,055
R0487309	\$ 70,175	\$ 65,866	\$ 65,055
R0487311	\$ 70,175	\$ 65,866	\$ 65,055
R0487312	\$ 70,175	\$ 65,866	\$ 65,055
R0487315	\$ 80,702	\$ 75,746	\$ 65,055
R0487316	\$ 80,702	\$ 75,746	\$ 65,055
R0487317	\$ 70,175	\$ 65,866	\$ 65,055
R0487318	\$ 70,175	\$ 65,866	\$ 65,055
R0487319	\$ 80,702	\$ 75,746	\$ 65,055
R0487320	\$ 80,702	\$ 75,746	\$ 65,055
R0487323	\$ 80,702	\$ 75,746	\$ 65,055
R0487324	\$ 80,702	\$ 75,746	\$ 65,055
R0487325	\$ 80,702	\$ 75,746	\$ 65,055
R0487328	\$ 70,175	\$ 65,866	\$ 65,055
R0487330	\$ 70,175	\$ 65,866	\$ 65,055
R0487332	\$ 70,175	\$ 65,866	\$ 65,055
R0487333	\$ 80,702	\$ 75,746	\$ 65,055
R0487334	\$ 80,702	\$ 75,746	\$ 65,055
R0487335	\$ 80,702	\$ 75,746	\$ 65,055
R0487336	\$ 70,175	\$ 65,866	\$ 65,055
R0487338	\$ 80,702	\$ 75,746	\$ 65,055
R0487339	\$ 80,702	\$ 75,746	\$ 65,055
R0487340	\$ 80,702	\$ 75,746	\$ 65,055
R0487342	\$ 70,175	\$ 65,866	\$ 65,055
R0487346	\$ 70,175	\$ 65,866	\$ 65,055
R0487349	\$ 70,175	\$ 65,866	\$ 65,055
R0487352	\$ 70,175	\$ 65,866	\$ 65,055
R0487354	\$ 70,175	\$ 65,866	\$ 65,055
R0487356	\$ 70,175	\$ 65,866	\$ 65,055
R0487363	\$ 80,702	\$ 75,746	\$ 65,055
R0487364	\$ 80,702	\$ 75,746	\$ 65,055
R0487366	\$ 80,702	\$ 75,746	\$ 65,055
R0487368	\$ 80,702	\$ 75,746	\$ 65,055
R0487370	\$ 80,702	\$ 75,746	\$ 65,055
R0487372	\$ 80,702	\$ 75,746	\$ 65,055
R0487374	\$ 80,702	\$ 75,746	\$ 65,055
R0487377	\$ 80,702	\$ 75,746	\$ 65,055
R0487378	\$ 80,702	\$ 75,746	\$ 65,055
R0487379	\$ 80,702	\$ 75,746	\$ 65,055
R0487380	\$ 80,702	\$ 75,746	\$ 65,055
R0487381	\$ 80,702	\$ 75,746	\$ 65,055