

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 77285</b>
Petitioner: <b>KB HOME 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 accepted 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.: R0498913+85**  
**Category: Valuation/Protest Appeal      Property Type: Vacant Land**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$4,133,418**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

**DATED** this 2nd day of November 2020.

**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

*Martha Hernandez Sanchez*  
Martha Hernandez Sanchez



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

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Petitioner:

**KB HOME COLORADO INC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

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Attorneys for Respondent:

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Docket Number: **77285**

Schedule Nos.:  
**R0498913 +85**

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**STIPULATION (As to Tax Year 2019 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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 2019.

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 2019 actual values of the subject properties, as also shown on Attachment A.

6. Except as otherwise provided herein, the valuations, as established on Attachment A, shall be binding only with respect to tax year 2019.

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

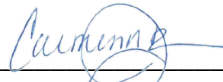
Adjustment to the finished lot retail value should be applied to address the difference in lot frontage between the comparable sales and the subject lots.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 10, 2020 at 8:30 a.m. be vacated.

DATED this 23 day of October, 2020



TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates, Inc.  
10303 E. Dry Creek Rd., Suite 240  
Englewood, CO 80112  
720-500-1081



CARMEN JACKSON-BROWN #49684  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 77285

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0498913	\$ 49,525	\$ 49,525	\$ 48,063
R0498914	\$ 48,912	\$ 48,912	\$ 48,063
R0498915	\$ 48,912	\$ 48,912	\$ 48,063
R0498916	\$ 48,912	\$ 48,912	\$ 48,063
R0498917	\$ 48,912	\$ 48,912	\$ 48,063
R0498918	\$ 48,912	\$ 48,912	\$ 48,063
R0498919	\$ 48,912	\$ 48,912	\$ 48,063
R0498920	\$ 49,865	\$ 49,865	\$ 48,063
R0498921	\$ 52,489	\$ 52,489	\$ 48,063
R0498922	\$ 52,489	\$ 52,489	\$ 48,063
R0498923	\$ 52,489	\$ 52,489	\$ 48,063
R0498924	\$ 52,489	\$ 52,489	\$ 48,063
R0498925	\$ 52,489	\$ 52,489	\$ 48,063
R0498926	\$ 52,489	\$ 52,489	\$ 48,063
R0498927	\$ 52,752	\$ 52,752	\$ 48,063
R0498928	\$ 51,486	\$ 51,486	\$ 48,063
R0498929	\$ 51,486	\$ 51,486	\$ 48,063
R0498930	\$ 52,222	\$ 52,222	\$ 48,063
R0498931	\$ 53,435	\$ 53,435	\$ 48,063
R0498932	\$ 51,950	\$ 51,950	\$ 48,063
R0498933	\$ 53,012	\$ 53,012	\$ 48,063
R0498934	\$ 51,858	\$ 51,858	\$ 48,063
R0498935	\$ 52,665	\$ 52,665	\$ 48,063
R0498936	\$ 54,954	\$ 54,954	\$ 48,063
R0498937	\$ 51,486	\$ 51,486	\$ 48,063
R0498938	\$ 52,132	\$ 52,132	\$ 48,063
R0498939	\$ 52,489	\$ 52,489	\$ 48,063
R0498940	\$ 51,486	\$ 51,486	\$ 48,063
R0498941	\$ 51,858	\$ 51,858	\$ 48,063
R0498942	\$ 53,097	\$ 53,097	\$ 48,063
R0498943	\$ 52,665	\$ 52,665	\$ 48,063
R0498944	\$ 51,486	\$ 51,486	\$ 48,063
R0498945	\$ 51,486	\$ 51,486	\$ 48,063
R0498946	\$ 51,486	\$ 51,486	\$ 48,063
R0498947	\$ 52,222	\$ 52,222	\$ 48,063
R0498948	\$ 52,926	\$ 52,926	\$ 48,063
R0498949	\$ 52,222	\$ 52,222	\$ 48,063
R0498950	\$ 51,486	\$ 51,486	\$ 48,063

**DOCKET NO. 77285**

R0498951	\$	51,486	\$	51,486	\$	48,063
R0498952	\$	51,486	\$	51,486	\$	48,063
R0499058	\$	54,331	\$	54,331	\$	48,063
R0499059	\$	56,562	\$	56,562	\$	48,063
R0499060	\$	55,849	\$	55,849	\$	48,063
R0499061	\$	55,922	\$	55,922	\$	48,063
R0499062	\$	57,382	\$	57,382	\$	48,063
R0499063	\$	58,609	\$	58,609	\$	48,063
R0499064	\$	60,622	\$	60,622	\$	48,063
R0499065	\$	60,566	\$	60,566	\$	48,063
R0499066	\$	55,630	\$	55,630	\$	48,063
R0499067	\$	56,280	\$	56,280	\$	48,063
R0499068	\$	54,877	\$	54,877	\$	48,063
R0499069	\$	55,482	\$	55,482	\$	48,063
R0499070	\$	56,977	\$	56,977	\$	48,063
R0499071	\$	55,849	\$	55,849	\$	48,063
R0499072	\$	54,331	\$	54,331	\$	48,063
R0499073	\$	57,449	\$	57,449	\$	48,063
R0499074	\$	52,400	\$	52,400	\$	48,063
R0499075	\$	52,311	\$	52,311	\$	48,063
R0499076	\$	52,222	\$	52,222	\$	48,063
R0499077	\$	52,132	\$	52,132	\$	48,063
R0499078	\$	51,580	\$	51,580	\$	48,063
R0499079	\$	53,684	\$	53,684	\$	48,063
R0499090	\$	55,849	\$	55,849	\$	48,063
R0499091	\$	52,222	\$	52,222	\$	48,063
R0499092	\$	52,222	\$	52,222	\$	48,063
R0499093	\$	52,222	\$	52,222	\$	48,063
R0499094	\$	54,489	\$	54,489	\$	48,063
R0499095	\$	54,251	\$	54,251	\$	48,063
R0499096	\$	54,331	\$	54,331	\$	48,063
R0499097	\$	54,251	\$	54,251	\$	48,063
R0499098	\$	54,010	\$	54,010	\$	48,063
R0499099	\$	53,684	\$	53,684	\$	48,063
R0499100	\$	53,012	\$	53,012	\$	48,063
R0499101	\$	52,926	\$	52,926	\$	48,063
R0499102	\$	55,106	\$	55,106	\$	48,063
R0499103	\$	55,776	\$	55,776	\$	48,063
R0499104	\$	54,091	\$	54,091	\$	48,063
R0499105	\$	53,929	\$	53,929	\$	48,063
R0499106	\$	53,684	\$	53,684	\$	48,063

**DOCKET NO. 77285**

R0499107	\$ 54,010	\$ 54,010	\$ 48,063
R0499108	\$ 51,673	\$ 51,673	\$ 48,063
R0499109	\$ 52,132	\$ 52,132	\$ 48,063
R0499110	\$ 56,977	\$ 56,977	\$ 48,063
R0499111	\$ 55,556	\$ 55,556	\$ 48,063
R0499112	\$ 55,703	\$ 55,703	\$ 48,063
R0499113	\$ 55,849	\$ 55,849	\$ 48,063
Totals	\$ 4,584,117	\$ 4,584,117	\$ 4,133,418