

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78242
Petitioner: SHEA HOMES LP v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R0495201+55
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: \$2,806,636
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

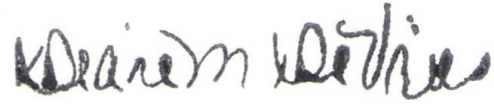
ORDER:

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 14th day of December 2020.

BOARD OF ASSESSMENT APPEALS



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

Martha Hernandez Sanchez
Martha Hernandez Sanchez



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

SHEA HOMES LP

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION**

Attorneys for Respondent:

Dawn L. Johnson, #48451
Carmen Jackson-Brown, #49684
Megan Taggart, #47797
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
FAX Number: 303-484-0399
E-mail: attorney@douglas.co.us

Docket Number: **78242**

Schedule Nos.:
R0495201 +55

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:

Further review of comparable sales indicated that an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 14, 2021 at 8:30 a.m. be vacated.

DATED this 9 day of December, 2020



DEBBIE TAM
Agent for Petitioner
Tam Valuation Services, Inc.
PO Box 461081
Aurora, CO 80046
303-699-4672



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

Docket Number 78242

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0495201	\$ 52,677	\$ 52,677	\$ 50,990
R0495236	\$ 46,647	\$ 46,647	\$ 43,706
R0495291	\$ 61,129	\$ 61,129	\$ 58,638
R0495292	\$ 53,644	\$ 53,644	\$ 50,262
R0495293	\$ 53,644	\$ 53,644	\$ 50,262
R0495294	\$ 61,935	\$ 61,935	\$ 58,638
R0495296	\$ 53,857	\$ 53,857	\$ 50,990
R0495297	\$ 46,647	\$ 46,647	\$ 43,706
R0495298	\$ 53,156	\$ 53,156	\$ 50,990
R0495299	\$ 54,539	\$ 54,539	\$ 50,990
R0495300	\$ 46,647	\$ 46,647	\$ 43,706
R0495301	\$ 46,647	\$ 46,647	\$ 43,706
R0495302	\$ 61,129	\$ 61,129	\$ 58,638
R0495303	\$ 61,129	\$ 61,129	\$ 58,638
R0495304	\$ 46,647	\$ 46,647	\$ 43,706
R0495305	\$ 46,647	\$ 46,647	\$ 43,706
R0495306	\$ 53,857	\$ 53,857	\$ 50,990
R0495307	\$ 53,857	\$ 53,857	\$ 50,990
R0495308	\$ 46,647	\$ 46,647	\$ 43,706
R0495309	\$ 46,647	\$ 46,647	\$ 43,706
R0495310	\$ 61,129	\$ 61,129	\$ 58,638
R0495311	\$ 61,129	\$ 61,129	\$ 58,638
R0495312	\$ 46,647	\$ 46,647	\$ 43,706
R0495313	\$ 53,156	\$ 53,156	\$ 50,990
R0495314	\$ 54,539	\$ 54,539	\$ 50,990
R0495315	\$ 46,647	\$ 46,647	\$ 43,706
R0495316	\$ 46,647	\$ 46,647	\$ 43,706
R0495317	\$ 53,857	\$ 53,857	\$ 50,990
R0495319	\$ 61,935	\$ 61,935	\$ 58,638
R0495320	\$ 53,644	\$ 53,644	\$ 50,262
R0495321	\$ 61,129	\$ 61,129	\$ 58,638
R0495322	\$ 62,720	\$ 62,720	\$ 58,638
R0495323	\$ 53,644	\$ 53,644	\$ 50,262
R0495324	\$ 53,644	\$ 53,644	\$ 50,262
R0495325	\$ 61,129	\$ 61,129	\$ 58,638
R0495326	\$ 61,129	\$ 61,129	\$ 58,638

DOCKET NO. 78242

R0495327	\$	53,644	\$	53,644	\$	50,262
R0495328	\$	53,644	\$	53,644	\$	50,262
R0495329	\$	61,935	\$	61,935	\$	58,638
R0495331	\$	53,392	\$	53,392	\$	50,990
R0495332	\$	46,330	\$	46,330	\$	43,706
R0495333	\$	46,330	\$	46,330	\$	43,706
R0495334	\$	54,539	\$	54,539	\$	50,990
R0495335	\$	54,539	\$	54,539	\$	50,990
R0495336	\$	46,330	\$	46,330	\$	43,706
R0495337	\$	46,330	\$	46,330	\$	43,706
R0495338	\$	51,931	\$	51,931	\$	45,891
R0495339	\$	49,286	\$	49,286	\$	45,891
R0495340	\$	42,540	\$	42,540	\$	39,335
R0495341	\$	51,931	\$	51,931	\$	45,891
R0495347	\$	53,857	\$	53,857	\$	50,990
R0495348	\$	46,647	\$	46,647	\$	43,706
R0495349	\$	61,129	\$	61,129	\$	58,638
R0495350	\$	61,129	\$	61,129	\$	58,638
R0495351	\$	46,647	\$	46,647	\$	43,706
R0495352	\$	53,156	\$	53,156	\$	50,990
Totals	\$	2,975,720	\$	2,975,720	\$	2,806,636