

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57614</b>
Petitioner:  <b>ERNEST J.AND KENNETH E. KELLER ,</b>  v.  Respondent:  <b>LA PLATA COUNTY BOARD OF COMMISSIONERS.</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.: R422293**

**Category: Abatement      Property Type: Residential**

2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:

**Total Value:            \$1,550,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 09-10 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 31st day of October 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

*Debra A. Baumbach*

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

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*CM*

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 57614

Single County Schedule Number: R422293

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STIPULATION (As to Abatement/Refund for Tax Year 2009 )

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Ernest J. and Kenneth E. Keller,

Petitioner,

vs.

La Plata COUNTY BOARD OF COMMISSIONERS,

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:  
see Attachment A

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2. The subject property is classified as Residential (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009 :

Land	\$ <u>2,025,000</u> .00
Improvements	\$ <u>154,370</u> .00
Total	\$ <u>2,179,370</u> .00

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

Land	\$ <u>2,025,000</u> .00
Improvements	\$ <u>154,370</u> .00
Total	\$ <u>2,179,370</u> .00

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2009 actual value for the subject property:

Land	\$	<u>1,395,630</u>	.00
Improvements	\$	<u>154,370</u>	.00
Total	\$	<u>1,550,000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2009.

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

After petitioner obtained an appraisal from a private source for the subject property, the parties agreed that the stipulated value is fair, equitable, and supported by comparable sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 28, 2011 (date) at 8:30 am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 11 day of October, 2011.

*Kenneth Keller*  
Petitioner(s) or Agent or Attorney  
*Kenneth Keller by POA*  
*Kenneth Keller*  
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*Sheryl Rogers*  
County Attorney for Respondent,  
Board of Commissioners

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Duranqo, CO 81301

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*Rain N. Lisco*  
County Assessor

Address:  
1060 E. 2nd Avenue  
Duranqo, CO 81301

Telephone: 970 382-6229

Docket Number 57614

**Attachment A:**

Parcel Number: 5669-111-00-083

Legal Description: MOBILE/MODULAR TITLE: 20E351792 MOBILE/MODULAR SERIAL: 10BC65754AB  
YEAR: 1973 MAKE: CAMELOT SIZE: 24X62 SPACE: ATTACHED TO LAND SECTION: 11 TOWNSHIP: 34  
RANGE: 9 LOT 1 KELLER/KOFLER BA PROJ 99-239 #789905 7-24-00 29000 E US HWY 160 DURANGO  
81303

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 57614  
Single County Schedule Number: R422293

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STIPULATION (As to Abatement/Refund for Tax Year 2010 )

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Ernest J. and Kenneth E. Keller,

Petitioner,

vs.

La Plata COUNTY BOARD OF COMMISSIONERS,

Respondent.

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Ernest J. Keller  
Petitioner(s) or Agent or Attorney  
Ernest J. Keller by POA  
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Docket Number 57614

**Attachment A:**

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