

|   |                             |
|---|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203    | <b>Docket Number: 60820</b> |
| Petitioner:<br><b>DEAN ANTHONY MAUS ,</b><br><br>v.<br>Respondent:<br><b>ARAPAHOE COUNTY BOARD OF<br/>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.: 2077-15-2-14-001**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:  

**Total Value:            \$700,000**

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

**ORDER:**

Respondent is ordered to reduce the 2012 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 25th day of January 2013.

**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.

*CM*

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

*Debra A. Baumbach*

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 60820

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2013 JAN 22 AM 8:28

STIPULATION (As To Tax Year 2012 Actual Value)

DEAN ANTHONY MAUS

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2012 valuation of the subject property listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 152 West Rafferty Gardens Ave., County Schedule Number: 2077-15-2-14-001.

A brief narrative as to why the reduction was made: Applied 2011 value after final appeal.


The parties have agreed that the 2012 actual value of the subject property should be reduced as follows:


| ORIGINAL VALUE |                    | NEW VALUE<br>(2012) |                  |
|----------------|--------------------|---------------------|------------------|
| Land           | \$563,063          | Land                | \$563,063        |
| Improvements   | \$578,937          | Improvements        | \$136,937        |
| Personal       |                    | Personal            |                  |
| Total          | <u>\$1,142,000</u> | Total               | <u>\$700,000</u> |


The valuation, as established above, shall be binding only with respect to the tax year 2012.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 21st day of DECEMBER 2012.

  
Mike Walter  
1<sup>st</sup> Net Real Estate Services, Inc.  
3333 S. Wadsworth Blvd., #200  
Lakewood, CO 80227  
(720) 962-5750

  
Ronald A. Carl, #21673  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4639

  
Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4600