

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 64760**

Petitioner:

**JAMES AND GERALDINE KEELEY ,**

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF  
COMMISSIONERS.**

**ORDER ON STIPULATION**

**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.: 2077-11-2-04-001**

**Category: Abatement      Property Type: Residential**

2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

**Total Value:            \$1,800,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 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 6th day of November 2014.

**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

*Cara McKeller*

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 64760  
STIPULATION as To Tax Year 2013 Actual Value

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2014 OCT 23 AM 9:33

**JAMES and GERALDINE KEELEY,**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2013 valuation of the property listed in this Petition and jointly moves 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 **RESIDENTIAL** and described as follows: **4660 South Downing Street;** County Schedule Number: **2077-11-2-04-001.**

A brief narrative as to why the reduction was made: Property inspection indicated that the quality classification by the Assessor was in error.

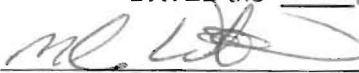
The parties have agreed that the 2013 actual value of the subject property should be reduced as follows:

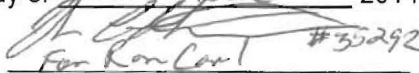
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2013</b>		<b>2013</b>	
Land	\$600,000	Land	\$600,000
Improvements	\$2,041,100	Improvements	\$1,200,000
Personal		Personal	
Total	<u>\$2,641,100</u>	Total	<u>\$1,800,000</u>

The valuation, as established above, shall be binding only with respect to the tax year 2013. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioners agree to waive the right to any further appeal for the assessment years covered by this Stipulation.

DATED the 25<sup>TH</sup> day of SEPTEMBER 2014.

  
Mike Walter  
1<sup>st</sup> Net Real Estate Services  
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