

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70065
Petitioner: HOWARD L DUNSMORE v. Respondent: ARAPAHOE COUNTY BOARD OF COUNTY 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.: 1973-23-2-00-032+1
Category: Abatement Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$350,100
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 27th day of April 2017.

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

Christine Fontenot

Christine Fontenot



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 70065
STIPULATION as To Tax Years 2015 & 2016 Actual Value**

STATE OF COLORADO
BO OF ASSESSMENT APPEALS
2017 APR 25 AM 9:23

HOWARD L. DUNSMORE,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2015 & 2016 reclassification and valuation of the 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 currently classified as **VACANT LAND** and is located at: **1180 South Kingston Street** County Schedule Numbers: **1973-23-2-00-032 and 1973-23-2-12-001.**

A brief narrative as to why the reclassification and change in valuation was made: Evidence of residential use provided by Petitioner and reconsideration of the value of existing improvements indicates residential classification and reduction in value is correct.


The parties agree that the property shall be reclassified as **RESIDENTIAL** for tax years 2015 & 2016 and that the actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1973-23-2-00-032		2015/2016	
Land	\$255,000	Land	\$254,475
Improvements	\$6,580	Improvements	\$6,325
Personal	\$0	Personal	\$0
Total	\$261,580	Total	\$260,800
ORIGINAL VALUE		NEW VALUE	
1973-23-2-12-001		2015/2016	
Land	\$89,300	Land	\$89,300
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$89,300	Total	\$89,300
TOTAL	\$350,880		\$350,100

The valuation and classification, as established above, shall be binding only with respect to the tax years 2015/2016. This valuation and classification, 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 31 day of March 2017.

 #45814

Joe Kinlaw, Esq.
Folkestad Fazekas Barrick &
Patoile, PC
18 S. Wilcox St., Suite 200
Castle Rock, CO 80104
(303) 688-3045



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



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