

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73956
Petitioner: MICHAEL & AMY SHANE COMMUNITY PROPERTY TRUST v. Respondent: ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: 2077-30-3-13-014
 Category: Abatement Appeal Property Type: Residential

2. Petitioner is protesting the 15-16 actual value of the subject property.

3. The parties agreed that the 15-16 actual value of the subject property should be reduced to:
 Total Value: \$1,700,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

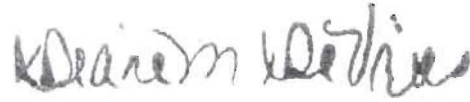
ORDER:

Respondent is ordered to reduce the 15-16 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 5th day of June 2018.

BOARD OF ASSESSMENT APPEALS

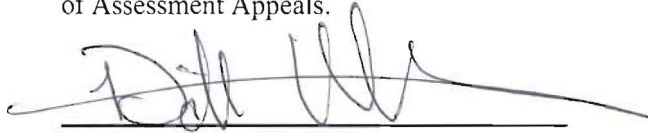


Diane M. DeVries



Debra A. Baumbach

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



Danielle Williams



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 73956
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
BO OF ASSESSMENT APPEALS
2018 MAY 25 PM 1:50

MICHAEL & AMY SHANE COMMUNITY PROPERTY TRUST,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2015/2016 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 is located at **7190 South Polo Ridge Drive** and is identified as County Schedule Number: **2077-30-3-13-014**.

A brief narrative as to why the reduction was made: Comparable market sales indicate that adjustment to this value is correct.

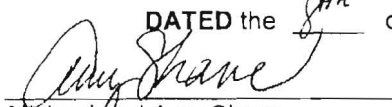
The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

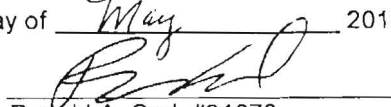
ORIGINAL VALUE		NEW VALUE	
2015/2016		2015/2016	
Land	\$500,000	Land	\$500,000
Improvements	\$1,802,100	Improvements	\$1,200,000
Personal	\$0	Personal	\$0
Total	<u>\$2,302,100</u>	Total	<u>\$1,700,000</u>

The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. 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. Petitioner agrees to waive the right to any further appeal for the assessment year covered by this Stipulation.

DATED the 8th day of May 2018.


Michael and Amy Shane
7190 S. Polo Ridge Dr.
Littleton, CO 80128
(303) 997-9339


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


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

The Chair declared the motion carried and so ordered.

I, Matt Crane, Arapahoe County Clerk and ex-officio Clerk to the Board of County Commissioners, in and for the County and State aforesaid, do hereby certify that the annexed and foregoing order is truly copied from the records of the proceedings of the Board of County Commissioners for said Arapahoe County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Littleton, Colorado this 25th day of May, 2018.

Matt Crane, Clerk to the Board



Karen Thompsen
Karen Thompsen, Deputy Clerk