

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62140</b>
Petitioner: <b>FRED C. LARKIN RESIDENCE TRUST ET AL,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF 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.: 2077-18-3-00-005**

**Category: Valuation      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:            \$1,000,000**  
(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 13th day of December 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.

*Debra A Baumbach*

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

*Cara McKeller*

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



STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
 STATE OF COLORADO  
 DOCKET NUMBER 62140  
 STIPULATION (As To Tax Year(s) 2013/2014 Actual Value)

STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
 2013 DEC 13 AM 9:27

**FRED C. LARKEN RESIDENCE TRUST ET AL,**  
 Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**  
 Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year(s) 2013/2014 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: **1 Cove Lane**, County Schedule Number: **2077-18-3-00-005**.

A brief narrative as to why the reduction was made: Analyzed market information after physical inspection.

The parties have agreed that the 2013/2014 actual value of the subject property should be reduced as follows:

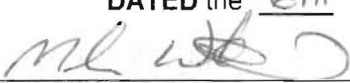
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2013/2014</b>		<b>2013/2014</b>	
Land	\$700,000	Land	\$700,000
Improvements	\$654,000	Improvements	\$300,000
Personal		Personal	
	\$1,354,000	Total	\$1,000,000

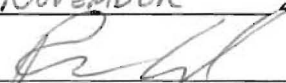
The valuation, as established above, shall be binding only with respect to the tax year(s) 2013/2014. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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(s) agree to waive the right to any further appeal of 2077-18-3-00-005 for the assessment year(s) covered by this Stipulation. Respondent reserves the right to account for any value added or subtracted by any 'unusual conditions' that may have occurred between 1/1/2013 and 1/1/2014. **Petitioner does not waive the right to dispute any value added or subtracted by any 'unusual condition' so accounted for by the Assessor.**

**Both parties agree that (no interest) or (interest in the amount of \$0.00) shall be paid by the county to the petitioner in this matter and that the petitioner waives any and all other rights to recover (any) or (additional) interest.**

DATED the 6TH day of NOVEMBER 2013.

  
 Mike Walter  
 1st Net Real Estate Services, Inc.  
 3333 S. Wadsworth Blvd, Suite 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