BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	66682		
Petitioner: CAROLYN B KEMP				
v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION				
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:

Subject property is descri	bed as follows:			
County Schedule No.:	2075-07-1-00-015			
Category: Valuation	Property Type: Residential			
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: \$2,293,400

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

1.

2.

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.

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DATED AND MAILED this 20th day of May 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

Juina Baumbach

Debra A. Baumbach

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of Assessment Appeals.

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

Gordana Katardzic



STATE OF COLORADO BD OF ASSESSMENT APPEALS

2016 MAY 17 AM 9:06

CAROLYN B. KEMP,

Petitioner,

VS.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 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 described as follows: **5350 East Quincy Avenue**, County Schedule Number: **2075-07-1-00-015**.

A brief narrative as to why the reduction was made: Lowering of subject quality grade in relation to comparable market sales indicates 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 2015/2016		NEW VALUE 2015/2016	
Land	\$2,006,100	Land	\$2,006,100
Improvements	\$393,270	Improvements	\$287,300
Personal	\$	Personal	\$
Total	\$2,399,370	Total	\$2,293,400

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. Respondent reserves the right to account for any value added or subtracted by any "unusual conditions" (as defined in and limited by C.R.S. § 39-1-104(11)(b)(I)) that may have occurred between 1/1/2015 and 1/1/2016 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 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 year covered by this Stipulation.

day of F DATED the 2016.

Howard Licht Licht & Company, Inc. 9101 E. Kenyon Ave., Suite 3900 Denver, CO 80237 (303) 575-9306 Ronald A. Carl, #21673 Arapahoe Cnty. Bd. Equalization 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4639

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