# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

## **BRIAN AND CASANDRA GOOD**

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 described as follows:			
	County Schedule No.: 031541204			
	Category: Valuation/Protest Appeal Property Type: Residential			
2.	Petitioner is protesting the 2017 actual value of the subject property.			
3.	The parties agreed that the 2017 actual value of the subject property should be reduced to:			

x

\$554,000

(Reference Attached Stipulation)

**Total Value:** 

4. The Board concurs with the Stipulation.

### **ORDER:**

Respondent is ordered to reduce the 2017 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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Docket Number: 70295

DATED AND MAILED this 13th day of November 2017.

# **BOARD OF ASSESSMENT APPEALS**

KDearin Divine

Diane M. DeVries

ulra a. **Baumbach** 

Debra A. Baumbach

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

Christine Fontenot



#### BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 70295 STIPULATION as To Tax Year 2017/2018 Actual Value

#### BRIAN GOOD AND CASANDRA GOOD,

Petitioners,

VS.

#### ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2017/2018 classification 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 currently classified as **RESIDENTIAL** and is located at: **166 South Grandbay Street**, County Schedule Number: **1977-07-4-05-006**.

A brief narrative as to why the reduction was made: Comparable market sales, with most weight on a sale with an adjusted price of \$554,264, indicate that adjustment to this value is correct.

The parties have agreed that the 2017/2018 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2017/2018		NEW VALUE 2017/2018	
Land Improvements	\$197,250 \$456,151	Land Improvements	\$197,250 \$356,750
Personal	\$0	Personal	\$0
Total	\$653,401	Total	\$554,000

The valuation, as established above, shall be binding only with respect to the tax year 2017/2018. 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 6 day of 2017

Brian and Casandra Good 166 South Grandbay St. Aurora, CO 80018 (720) 837-4754 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