

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62116
Petitioner: SCOTT W. AND C. PHILPOTT SCHOELZEL , 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:

1. Subject property is described as follows:

County Schedule No.: 2077-11-2-04-006+3

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: \$6,322,400

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

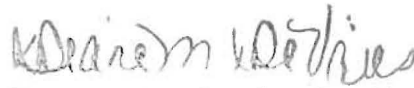
ORDER:

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 11th day of March 2015.

BOARD OF ASSESSMENT APPEALS



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



Cara McKeller

BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO
 DOCKET NUMBER 62116
 STIPULATION as To Tax Years 2013/2014 Actual Value

2015 MAR 11 PM 12:50

SCOTT W. AND C. PHILPOTT SCHOELZEL,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2013/2014 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 classified as **RESIDENTIAL** and described as follows: **939 East Stanford Avenue, 1001 East Stanford Avenue, 1100 East Radcliff Avenue, and 900 East Radcliff Avenue;** County Schedule Numbers: **2077-11-2-04-006, 2077-11-2-04-007, 2077-11-2-04-011 and 2077-11-2-04-012.**

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

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

ORIGINAL VALUE		NEW VALUE	
2077-11-2-04-006		2013/2014	
Land	\$1,375,000	Land	\$1,125,000
Improvements	\$247,051	Improvements	\$180,000
Personal		Personal	
Total	<u>\$1,622,051</u>	Total	<u>\$1,305,000</u>
ORIGINAL VALUE		NEW VALUE	
2077-11-2-04-007		2013/2014	
Land	\$1,185,000	Land	\$1,066,500
Improvements	\$1,479,800	Improvements	\$1,479,800
Personal		Personal	
Total	<u>\$2,664,800</u>	Total	<u>\$2,546,300</u>
ORIGINAL VALUE		NEW VALUE	
2077-11-2-04-011		2013/2014	
Land	\$1,350,000	Land	\$1,215,000
Improvements	\$131,100	Improvements	\$131,100
Personal		Personal	
Total	<u>\$1,481,100</u>	Total	<u>\$1,346,100</u>

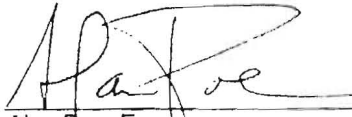
ORIGINAL VALUE 2077-11-2-04-012		NEW VALUE 2013/2014	
Land	\$1,375,000	Land	\$1,125,000
Improvements	\$0	Improvements	\$0
Personal		Personal	
Total	\$1,375,000	Total	\$1,125,000
TOTAL	7,142,951		\$6,322,400

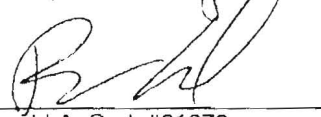
To receive agricultural land classification the subject property must be used for qualifying agricultural purposes as set forth in Colorado statutes, case law and Division of Property Taxation rules and regulations for the tax year requested and the two prior years. Arapahoe County agrees that 2014 qualifies as the first year of use as a farm for parcels 2077-11-2-04-007, 2077-11-2-04-011, and 2077-11-2-04-012 for a potential change to agricultural land classification for tax year 2016, except that 0.7 acres of Schedule Number 2077-11-2-04-011 is not part of the farming operation and therefore remains as residential land. The parties disagree as to whether parcel 2077-11-2-04-006 qualifies for a potential change to agricultural land classification for tax year 2016, and each party reserves all arguments with respect to that issue, to be addressed in connection with the classification and valuation of that parcel for tax year 2016.

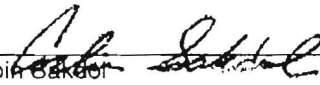
The valuation, as established above, shall be binding only with respect to the tax years 2013/2014. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agreed to vacate the hearing before the Board of Assessment Appeals that was scheduled for August 12, 2014. Petitioners agree to waive the right to any further appeal for tax years 2013/2014. 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.**

DATED the 20th day of February 2015.


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