

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66026
Petitioner: BYRON SULLIVAN 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.: 034770402
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. 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: \$6,468
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

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.

DATED AND MAILED this 18th day of March 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra 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.

G. Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 66026
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
 BO OF ASSESSMENT APPEALS
 2016 MAR -8 AM 9:50

DORIS M. SULLIVAN AND BYRON J. SULLIVAN,

Petitioners,

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 **VACANT LAND** and described as follows: **38912 East Wesley Avenue,** County Schedule Number: **1979-00-0-00-503.**

A brief narrative as to why the reduction was made: This property was purchased June 2014 by the adjacent property owner. The County gives the property owner two (2) years to maintain the agriculture classification before the classification is changed to vacant land. Former County employee Al Torres changed the property to vacant land for 2015, not giving the owners a two-year grace period. County appraiser, Karen Hart, has been in contact with the property owner and did an inspection on October 30, 2015. At that time, a portion of the property was newly fenced and there were two cow/calf pairs grazing on the property. The cattle were purchased by the property owner. Karen Hart recommends that the property be returned to an **agriculture classification.**

The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows and the classification changed from vacant land to agriculture:

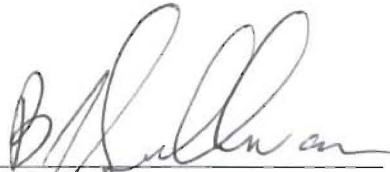
ORIGINAL VALUE		NEW VALUE	
2015/2016		2015/2016	
Land	\$210,250	Land	\$6,468
Improvements	\$4,292	Improvements	\$0
Personal	\$	Personal	\$
Total	\$214,542	Total	\$6,468

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.

DATED the 1ST day of FEBRUARY 2016

BJS



Bryon Sullivan
2582 S. Flint Ridge Court
Bennett, CO 80102
(303) 321-3388



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


DORIS M. SULLIVAN