

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45151
Petitioner: STEPHEN J. SCHNURR LIVING TRUST , v. Respondent: EL PASO 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.: 65032-00-041

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$105,000

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

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

The El Paso County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 12th day of October 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 11, 2006

Karen E Hart

Karen E. Hart

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

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **45151**
Single County Schedule Number: **65032-00-041**

STIPULATION (As to Tax Year **2005** Actual Value)

Stephen J. Schnurr Living Trust

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2005** valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

TR OF LAND BEING PT OF SEC 03-15-66 DES AS FOLS: BEG AT NE COR OF LOT 1 PATEL INDUSTRIAL PARK, TH ALG ARC OF CUR TO R HAVING A RAD OF 2939.42 FT A C/A OF 05°40'56" AN ARC DIST OF 291.51 FT WHICH CHORD BEARS N 22°02'21" W, N 19°11'53" W 94.45 FT, S 69°31'53" W 347.89 FT TO A PT ON ELY R/W LN OF WABASH ST, S 20°28'07" E 131.52 FT TO A POC TO R HAVING A RAD OF 282.50 FT A C/A OF 21°46'33" AN ARC DIST OF 107.37 FT TO NW COR OF LOT 1 PATEL INDUSTRIAL PARK, S 88°41'34" E 402.68 FT TO POB

2. The subject property is classified as **Vacant** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2005**:

Land:	\$138,848.00
Improvements:	\$ 0.00
Total:	\$138,848.00

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land:	\$138,848.00
Improvements:	\$ 0.00
Total:	\$138,848.00

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2005** actual value for the subject property:

Land:	\$105,000.00
Improvements:	\$ 0.00
Total:	\$105,000.00

6. The valuation, as established above, shall be binding only with respect to tax year **2005**.

7. Brief narrative as to why the reduction was made:

This property is valued the same as the adjoining platted lot. Relief should be granted due to the cost of going through the subdivision process.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **October 23, 2006 at 9:30 AM** be vacated; or, ___ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **26th** day of **September 2006**

x Stephen J. Schnurr, trustee
Petitioner(s)
Stephen J. Schnurr Living Trust

John M. Bass 5-747
County Attorney for Respondent,
Board of Equalization

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John M. Bass
County Assessor

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