

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70110
Petitioner: MICHAEL COPE v. Respondent: ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: 2077-20-3-04-009
Category: Abatement Appeal Property Type: Residential
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$982,400
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 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 13th day of October 2017.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

Christine Fontenot

Christine Fontenot

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 70110
STIPULATION as To Tax Year 2016 Actual Value

STATE OF COLORADO
BO OF ASSESSMENT APPEALS
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MICHAEL COPE,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2016 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: **33 Wedge Way**, County Schedule Number: **2077-20-3-04-009**.

A brief narrative as to why the re-classification was made: 100% completion of subject improvements in relation to comparable sales indicate that adjustment to this value is correct.

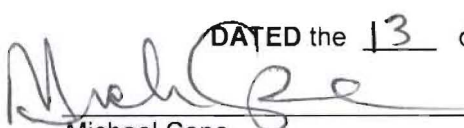
The parties have agreed that the 2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2016		NEW VALUE 2016	
Land	\$375,000	Land	\$375,000
Improvements	\$707,400	Improvements	\$607,400
Personal	\$0	Personal	\$0
Total	<u>\$1,082,400</u>	Total	<u>\$982,400</u>

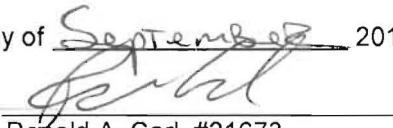
The valuation, as established above, shall be binding only with respect to the tax year 2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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.

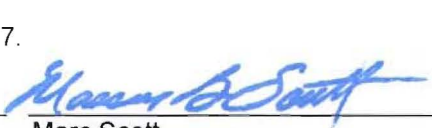
DATED the 13 day of September 2017.



Michael Cope
33 Wedge Way
Littleton, CO 80123
(303) 921-2838



Ronald A. Carl, #21673
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
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Marc Scott
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4600

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STATE OF COLORADO }
 COUNTY OF ARAPAHOE } ss.

At a regular meeting of the Board of County Commissioners for Arapahoe County, Colorado held at the Administration Building, Littleton, Colorado on Tuesday, the 3rd day of October, 2017, there were present:

Nancy Sharpe, Chair	Commissioner District 2	Present
Jeff Baker-Chair Pro Tem	Commissioner District 3	Present
Kathleen Conti	Commissioner District 1	Present
Nancy Jackson	Commissioner District 4	Present
Bill Holen	Commissioner District 5	Present
Ron Carl	County Attorney	Present
Matt Crane	Clerk to the Board	Absent and Excused
Gail Stumpo	Asst. Clerk to the Board	Present

RESOLUTION NO. 170510 It was moved by Commissioner Holen and duly seconded by Commissioner Baker to authorize the Arapahoe County Attorney to settle the following Board of Assessment Appeals Cases (Docket Numbers), for the tax year listed below:

Docket #	Property Owner	Tax Year
70100	Michael Cope	2016
70451	Carl M. Ventsam	2017
70491	Douglas Moreland and Carol Moreland	2017
70509	Scott P. Burger and Julia H. Burger	2017

After review by the County Attorney's Office, in conjunction with the Arapahoe County Assessor's Office and the Petitioner, evidence was submitted which supported the Stipulations, and Petitioners agreed to a new value. The Assessor has recommended approval pursuant to the terms contained within these Stipulations. Based upon the evidence submitted to the Board on this date, the Board has no reason not to concur with the proposed Stipulations.

The vote was:

Commissioner Baker, Yes; Commissioner Conti, Yes; Commissioner Holen, Yes; Commissioner Jackson, Yes; Commissioner Sharpe, Yes.

The Chair declared the motion carried and so ordered.

I, Matt Crane, Arapahoe County Clerk and ex-officio Clerk to the Board of County Commissioners, in and for the County and State aforesaid, do hereby certify that the

annexed and foregoing order is truly copied from the records of the proceedings of the Board of County Commissioners for said Arapahoe County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Littleton, Colorado this 5th day of October, 2017.

Matt Crane, Clerk to the Board



Karen Thompson

Karen Thompson, Deputy Clerk