

7BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket No.: 73583
Petitioner: TAD ROGERS, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
ORDER	

THIS MATTER came before the Board of Assessment Appeals on March 12, 2019, Debra A. Baumbach and MaryKay Kelley presiding. Petitioner appeared pro se. Respondent was represented by Charles T. Solomon, Esq. Petitioner is protesting the 2017 actual value of the subject property.

The subject is a 2,968 square-foot two-story home with an unfinished basement and three-car garage. It was built on a 5,220 square-foot site in 2008 in the Stapleton Subdivision. The valuation issue is groundwater infiltrated by calcite (concrete dust originating from runways on former airport runways) infiltrating the existing sump pumps. There is no argument that the problem exists; that there have been years of litigation and awards to Petitioner; and that Respondent applied a 22% (more or less) adjustment to market value in prior tax years.

Respondent assigned an actual value of \$747,100, which is supported by an appraised value of \$787,000. Petitioner is requesting a reduction in value reflecting the market impact of groundwater contaminated by calcite.

During the hearing, the parties stipulated to a value of \$708,300 for tax year 2017.

ORDER:

Respondent is ordered to reduce the 2017 actual value of the subject property to \$708,300.

The Denver County Assessor is directed to change their records accordingly.

DATED and MAILED this 26th day of March, 2019.

BOARD OF ASSESSMENT APPEALS

MaryKay Kelley

MaryKay Kelley

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.

Milla Lishchuk

Milla Lishchuk

