

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**FRANK CIMMINO,**

v.

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Ronald E. Hambrick  
Address: 9520 South Bellmore Lane  
Highlands Ranch, CO 80126  
Phone Number: (303) 379-0100  
E-mail:  
Attorney Registration No.:

Docket Number: 36867

**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:

**3328 EAST 13<sup>TH</sup> AVENUE  
DENVER COUNTY SCHEDULE NO. 5011-27-024**

2. Petitioner is protesting the 1999 actual value of the subject property.

3. The parties agreed that the 1999 actual value of the subject property should be reduced to:

Land	\$124,800.00
Improvement	<u>\$524,200.00</u>
Total	\$649,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 1999 actual value of the subject property, as set forth above.

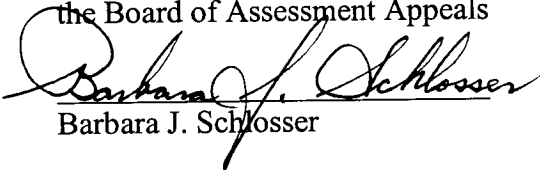
The Denver County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 30th day of March, 2001.

This decision was put on the record

March 30, 2001

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

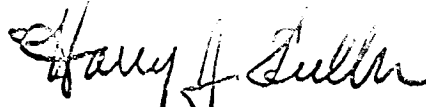
  
Barbara J. Schlosser

Docket Number 36867

**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Harry J. Fuller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 36867  
County Schedule No: 5011-27-024

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STIPULATION (As To Tax Year 1999 Actual Value)

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DENVER COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner, FRANK CIMMINO, and Respondent, Denver County Board of Equalization, hereby enter into this Stipulation regarding the tax year 1999 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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

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

3328 East 13th Avenue  
Denver, Colorado

2. The subject property is classified as residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 1999:

Land	\$124,800
Improvements	<u>\$555,500</u>
Total	\$680,300

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

Land	\$124,800
Improvements	<u>\$555,500</u>
Total	\$680,300

5. After further review and negotiation, the Petitioner and Board of Equalization agree to the following actual value for the subject property for tax year 1999:

Land	\$124,800
Improvements	<u>\$524,200</u>
Total	\$649,000

6. The valuations, as established above, shall be binding only with respect to tax year 1999.

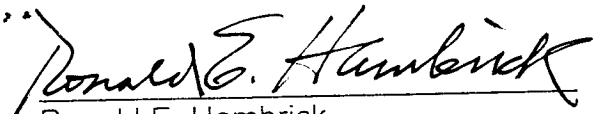
7. Brief narrative as to why the reduction was made:

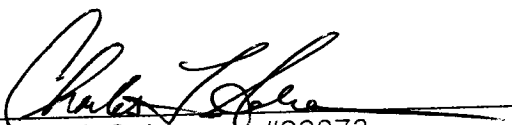
A review of other comparable sales in the area having more similar characteristics than the original comparable sales supports the above reduction.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 27, 2000 at 9:30 a.m. be vacated.

DATED this 26<sup>th</sup> day of March, ~~2000~~ <sup>2001</sup>.

J. Wallace Wortham, Jr. - #5969  
Denver City Attorney

  
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