

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43305
Petitioner: ELAINE J. RAINS , v. Respondent: DENVER 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.: 09113-01-012-012

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.
3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total Value: \$165,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 9th day of December 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 7, 2005

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

Keela Steele

Keela Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ELAINE J. RAINS v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2005 DEC 7 PM 2:10 Docket Number 43305 Schedule Number: 9113-01-012
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)	

Petitioner, ELAINE J. RAINS, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2003 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:

 7925 W. Layton Ave #416
 Denver, Colorado
2. The subject property is classified as residential condominium property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003.

Land	\$	32,200.00
Improvements	\$	<u>162,000.00</u>
Total	\$	194,200.00

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

Land	\$	32,200.00
Improvements	\$	<u>152,200.00</u>
Total	\$	184,400.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2003.

Land	\$	32,200.00
Improvements	\$	<u>132,800.00</u>
Total	\$	165,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

An adjustment is recommended because the subject unit is in below average condition and a discount should be given for cost to cure the deferred maintenance in the unit.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 4, 2005 at 8:30 a.m. be vacated.

DATED this 5th day of December, 2005.

Petitioner

Denver County Board of Equalization

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Docket No: 43305