

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44004
Petitioner: JOHN BARDEEN , 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.: 05095-15-017-000+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$243,300

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

ORDER:

Respondent is ordered to reduce the 2004 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 11th day of May 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 10, 2006

Karen E Hart

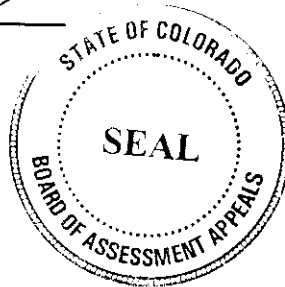
Karen E. Hart

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

Keela Steele
Keela Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44004 Schedule Number: 5095-15-017-000 5095-15-030-000 2006 MAY -9 PM 4:30 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS
Petitioner: JOHN BARDEEN v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Max Taylor #35403 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUES) - BAA/REAL MULTI	

Petitioner, JOHN BARDEEN, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject properties, 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 properties subject to this Stipulation are described as:
 - 1373 – 1375 W. Alameda Ave.
Denver, Colorado 80223
 - 1370 W. Byers Pl.
Denver, Colorado 80223
2. The subject properties are classified as commercial properties.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2004 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2004.
7. Brief narrative as to why the reduction was made:

Reduced the value to consider the subject's functional obsolescence after the most recent inspection of the building and the fenced lot.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 23, 2006 at 10:30 a.m. be vacated.

DATED this 4th day of MAY, 2006.

Petitioner

Ken Wall
Kenneth Wall
Elite Property Services Inc.
6000 E. Evans Ave.
Bldg. #1 - 406
Denver, CO 80222

Denver County Board of Equalization

By: 
Max Taylor #35403
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
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Docket Number: 44004

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 44004

Schedule Number	Land Value	Improvement Value	Total Actual Value
5095-15-017-000	\$ 33,600.00	\$248,900.00	\$282,500.00
5095-15-030-000	\$242,300.00	\$ 10,300.00	\$252,600.00

ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 44004

Schedule Number	Land Value	Improvement Value	Total Actual Value
5095-15-017-000	\$ 33,600.00	\$248,900.00	\$282,500.00
5095-15-030-000	\$242,300.00	\$ 10,300.00	\$252,600.00

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 44004

Schedule Number	Land Value	Improvement Value	Total Actual Value
5095-15-017-000	\$ 33,600.00	\$198,500.00	\$232,100.00
5095-15-030-000	\$242,300.00	\$ 1,000.00	\$243,300.00