

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47364
Petitioner: HASSAN S. NEKOUIE , 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.: 05054-16-041-000

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$900,000

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

ORDER:

Respondent is ordered to reduce the 2006 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 13th day of February 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
February 12, 2007

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

Marian Brennan

Marian Brennan



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: NEKOUIE, HASSAN v. Respondent:	Docket Number: 47364 Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization LAWRENCE A. MANZANARES #12397 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	5054-16-041
STIPULATION (AS TO TAX YEAR 2006 ACTUAL VALUES)	

Petitioner, HASSAN NEKOUIE, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2006 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:

990 Federal Blvd.
Denver, Colorado 80204
2. The subject property is classified as commercial property.

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DENVER, COLORADO

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2006.

Land	\$	565,400.00
Improvements	\$	<u>692,600.00</u>
Total	\$	1,258,000.00

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

Land	\$	565,400.00
Improvements	\$	<u>692,600.00</u>
Total	\$	1,258,000.00

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 2006.

Land	\$	565,400.00
Improvements	\$	<u>334,600.00</u>
Total	\$	900,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2006.

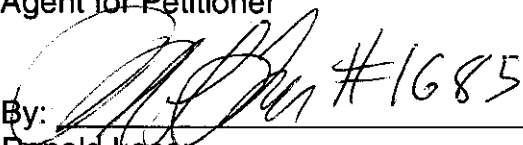
7. Brief narrative as to why the reduction was made:

After an inspection of the property, the assessor's records were changed to reflect the condition, use and size of the improvements.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals be vacated.

DATED this 9th day of February, 2007.

Agent for Petitioner

By:  #1685
Ronald Loser
Robinson, Waters and O'Dorisio
1099 18th Street, Suite 2600
Denver, CO 80202-1926

Denver County Board of Equalization

By: 
Max Taylor #35403
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
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