



**ORDER:**

Respondent is ordered to reduce the 2007 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 1st day of December 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

November 28, 2008

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Toni Rigiroszi*

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Toni Rigiroszi



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  49069  Schedule Number:  6292-12-009
Petitioner:  <b>TED D MILLER</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  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	
<b>STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)</b>	

Petitioner, TED D MILLER, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2007 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:  
  
 2140 S. Ivanhoe St.  
 Denver, Colorado 80222
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007.

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Land	\$	292,000.00
Improvements	\$	<u>1,678,300.00</u>
Total	\$	1,970,300.00

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

Land	\$	292,000.00
Improvements	\$	<u>1,678,300.00</u>
Total	\$	1,970,300.00

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 2007.

Land	\$	292,000.00
Improvements	\$	<u>1,208,000.00</u>
Total	\$	1,500,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2007.


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

Analysis of subject property's actual income and expense statements along with market sales of similar properties indicated a reduction in value is appropriate.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 17, 2008 at 1:00 PM be vacated.

DATED this 24th day of NOVEMBER, 2008.

Agent/Attorney/Petitioner

By:   
 Mr. Mike Walter  
 1<sup>st</sup> Net Real Estate Services, Inc.  
 3333 S. Wadsworth Blvd., Ste 200  
 Lakewood, CO 80227  
 720-962-5750

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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