

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49151
Petitioner: HENRY ALLEN A. H. FUND LLLP, 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.: 05012-32-043-000

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$1,292,000

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

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 19th day of September 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
September 18, 2008

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

Toni Rigiroszi

Toni Rigiroszi



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49151 Schedule Number: 05012-32-043-000
Petitioner: HENRY ALLEN A H FUND, LLLP v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization 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	
STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)	

Petitioner, HENRY ALLEN AH FUND LLLP, 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:
2330 E. 12th Ave.
Denver, Colorado 80206
2. The subject property is classified as residential parcel property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007.

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Land	\$	176,300.00
Improvements	\$	<u>1,315,500.00</u>
Total	\$	1,491,800.00

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

Land	\$	176,300.00
Improvements	\$	<u>1,315,500.00</u>
Total	\$	1,491,800.00

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	\$	176,300.00
Improvements	\$	<u>1,115,700.00</u>
Total	\$	1,292,000.00

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:

The assigned value was concluded based on development of the market approach to value. Reconsideration of appropriate market sale results in a reduced value estimate. The value reduction for 2007 was accepted by the petitioner's agent at the 2008 BOE hearing.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals, which has not been scheduled, will be vacated.

DATED this 2nd day of September, 2008.

Agent/Attorney/Petitioner

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Denver County Board of Equalization

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