

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49343
Petitioner: NANCY LEE ANDERSON , 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.: 02355-35-004-000
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: \$880,000
 (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 11th day of March 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 10, 2009

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 Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49343 Schedule Number: 02355-35-004-000 2009 MAR - 9 AM 7:45 STATE OF COLORADO BD OF ASSESSMENT APPEALS
Petitioner: NANCY LEE ANDERSON v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	
Attorneys for Board of Equalization of the City and County of Denver City Attorney Michelle Bush #38443 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, NANCY LEE ANDERSON, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, 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:

 1560 Gilpin Street
 Denver, Colorado 80218
2. The subject property is classified as residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007.

Land	\$	375,000.00
Improvements	\$	<u>602,500.00</u>
Total	\$	977,500.00

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

Land	\$	375,000.00
Improvements	\$	<u>602,500.00</u>
Total	\$	977,500.00

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2007.

Land	\$	375,000.00
Improvements	\$	<u>505,000.00</u>
Total	\$	880,000.00

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:

Subject property was originally built as a 6 unit complex, 2 additional units were added in the 1970's by finishing off basement area. The 2 basement units are considered sub-standard and warrant minor discounting for this condition.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Monday, March 23, 2009 at 1 PM be vacated.

DATED this 5th day of March, 2009.

Agent/Attorney/Petitioner
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Board of Equalization of the City and
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