

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 49863

Petitioner:

JAMES L. & MONITA J. BALKEMA ,

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.: 05161-14-001-000

Category: Valuation Property Type: Commercial Real

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: \$638,900

(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 3rd day of September 2009.

BOARD OF ASSESSMENT APPEALS

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	
Petitioner: JAMES L. & MONITA J. BALKEMA v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 49863 Schedule Number: 05161-14-001-000
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	2009 SEP -2 AM 11:57 STATE OF COLORADO BD OF ASSESSMENT APPEALS
STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)	

Petitioner, JAMES L. & MONITA J. BALKEMA, 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:

1130 West Custer Place
 Denver, Colorado 80223

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.

Land	\$	125,000.00
Improvements	\$	<u>609,200.00</u>
Total	\$	734,200.00

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	\$	125,000.00
Improvements	\$	<u>609,200.00</u>
Total	\$	734,200.00

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	\$	125,000.00
Improvements	\$	<u>513,900.00</u>
Total	\$	638,900.00

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:

To recognize the pattern of market activity in properly selected sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 6, 2009 at 8:30 AM be vacated.

DATED this 1st day of September, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: Darius Bozorgpour

Darius Bozorgpour
Property Tax Advisors Inc.
3090 S. Jamaica Ct. #204
Aurora, CO 80014
Telephone: 303-368-0500

By: Michelle Bush

Michelle Bush #38443
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 49863