

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51677</b>
Petitioner: <b>PATRICK L. DOWNEY ,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 05221-25-027-000+2**

**Category: Abatement      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:            \$360,000**

(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 15th day of July 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

\_\_\_\_\_  
Karen E. Hart

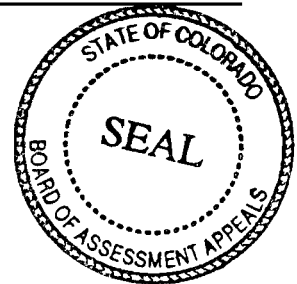
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>PATRICK L. DOWNEY</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF COMMISSIONERS</b>	Docket Number:  51677  Schedule Numbers:
Attorneys for Denver County Board of Commissioners  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	05221-25-027-000 05221-25-030-000 05221-25-031-000
<b>STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)</b>	

**JUL 29 2010**

Petitioner, PATRICK L. DOWNEY, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter 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:  
  
Antique Stores  
1454 – 1456, and 1464 South Broadway Street  
Denver, Colorado 80210
  
2. The subject property is classified as retail properties.

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

**Schedule #: 05221-25-027-000:**

Land	\$ 47,800.00
Improvements	<u>\$ 95,500.00</u>
TOTAL	\$143,300.00

**Schedule #: 05221-25-030-000:**

Land	\$ 47,800.00
Improvements	<u>\$ 95,500.00</u>
TOTAL	\$143,300.00

**Schedule #: 05221-25-031-000:**

Land	\$ 47,800.00
Improvements	<u>\$ 95,500.00</u>
TOTAL	\$143,300.00

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

**Schedule #: 05221-25-027-000:**

Land	\$ 47,800.00
Improvements	<u>\$ 83,100.00</u>
TOTAL	\$130,900.00

**Schedule #: 05221-25-030-000:**

Land	\$ 47,800.00
Improvements	<u>\$ 83,100.00</u>
TOTAL	\$130,900.00

**Schedule #: 05221-25-031-000:**

Land	\$ 47,800.00
Improvements	<u>\$ 83,100.00</u>
TOTAL	\$130,900.00

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

**Schedule #: 05221-25-027-000:**

Land	\$ 47,800.00
Improvements	<u>\$ 72,200.00</u>
TOTAL	\$120,000.00

**Schedule #: 05221-25-030-000:**

Land	\$ 47,800.00
Improvements	<u>\$ 72,200.00</u>
TOTAL	\$120,000.00

**Schedule #: 05221-25-031-000:**

Land	\$ 47,800.00
Improvements	<u>\$ 72,200.00</u>
TOTAL	\$120,000.00

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:

More information supplied by the petitioner. The information supplied by the petitioner indicated that adjustments to the values for the subject properties were warranted.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 9<sup>th</sup> day of July, 2010.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

By: 

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Docket No: 51677