



**ORDER:**

Respondent is ordered to reduce the 2009 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 23rd day of December 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.

*Debra A. Baumbach*

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Debra A. Baumbach

*CM*

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



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>ELLISON FAMILY TRUST</b>	
v.	Docket Number:
Respondent:	53135
<b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Schedule Number:
Attorneys for Board of Equalization of the City and County of Denver	05171-09-014-000
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	
<b>STIPULATION (AS TO TAX YEAR 2009 ACTUAL VALUE)</b>	

Petitioner, ELLISON FAMILY TRUST, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2009 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:

475 South Eliot Street  
Denver, Colorado

2. The subject property is classified as residential real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009.

Land	\$	59,100.00
Improvements	\$	<u>128,900.00</u>
Total	\$	188,000.00

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	\$	59,100.00
Improvements	\$	<u>128,900.00</u>
Total	\$	188,000.00

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 2009.

Land	\$	59,100.00
Improvements	\$	<u>90,900.00</u>
Total	\$	150,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2009.

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

Upon further review of market data and conditional/location obsolescence on the property, a value reduction was warranted. A 10% conditional discount and 5% economic obsolescence adjustment will be applied to the subject property for future years until such time that a change is 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 15<sup>th</sup> day of December, 2010.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

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