

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53166
Petitioner: DANA B. AND DONNA T. PRINCE LIVING TRUST, 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.: 01274-03-001-000

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$540,000

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

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 19th day of March 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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: DANA B. AND DONNA T. PRINCE v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 53166 Schedule Number: 01274-03-001-000
Attorneys for Board of Equalization of the City and County of Denver City Attorney Max Taylor #35403 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 2009 ACTUAL VALUE)	

Petitioner, DANA B. AND DONNA T. PRINCE, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters 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:
3106 Elmira Court
Denver, Colorado 80238

2. The subject property is classified as a Single Family Residential.

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

Land	\$	112,500.00
Improvements	\$	<u>443,800.00</u>
Total	\$	556,300.00

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	\$	112,500.00
Improvements	\$	<u>443,800.00</u>
Total	\$	556,300.00

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	\$	112,500.00
Improvements	\$	<u>427,500.00</u>
Total	\$	540,000.00

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:

The subject property is a single family home located in the Stapleton neighborhood. An exterior "drive-by" inspection of the subject was performed. The subject is located across the street from a small "pocket" park and a new recreation center (currently under construction). The petitioner's comparable sales and additional comparable sales selected by the assessor's office were reviewed. All comparable sales considered are the same model as the subject property. The median time adjusted sale price of these comparables is approximately \$545,000. After analyzing

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these sales and considering the subject's specific location and property characteristics, the recommended value for the subject property is \$540,000.00

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 Assessment Appeals not be scheduled nor be vacated if already scheduled.

DATED this 9th day of March, 2010.

Agent/Attorney/Petitioner

Donna Prince

Dana B. Prince

By: _____

Dana B. and Donna T. Prince
3106 Elmira Court
Denver, CO 80238
Telephone: 303-898-5508

Board of Equalization of the City and
County of Denver

By: _____

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