

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55806
Petitioner: MICHAEL HERRERA , 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.: 02342-26-036-000
 Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:
 Total Value: \$314,900
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 14th day of March 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: MICHAEL W. HERRERA v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 55806 Schedule Number: 02342-26-036-000
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	
STIPULATION (AS TO TAX YEAR 2010 ACTUAL VALUE)	

Petitioner, MICHAEL W HERRERA, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2010 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:

2225-2229 Stout Street
Denver, Colorado

2. The subject property is classified as both commercial and residential real property. See the attached commercial/residential breakdown worksheet.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2010.

Land	\$	408,100.00
Improvements	\$	<u>39,600.00</u>
Total	\$	447,700.00

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	\$	408,100.00
Improvements	\$	<u>39,600.00</u>
Total	\$	447,700.00

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 2010.

Land	\$	313,900.00
Improvements	\$	<u>1,000.00</u>
Total	\$	314,900.00

6. The valuations, as established above, shall be binding only with respect to tax year 2010.

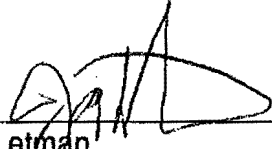
7. Brief narrative as to why the reduction was made:

Based on further review and an interior field inspection, an adjustment was warranted.

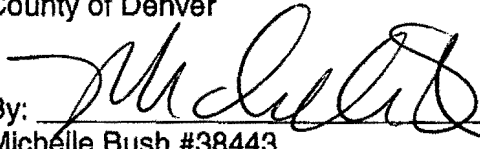
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 19 day of MARCH, 2011.

Agent/Attorney/Petitioner

By: 
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Board of Equalization of the City and
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Docket No: 55806

ATTACHMENT TO 2009 BAA #54497 & 2010 BAA #55806

TOTAL					
Old Land:	\$408,100	New Land:	\$313,900	Chg. Land:	-\$94,200
Old Imps:	<u>\$39,600</u>	New Imps:	<u>\$1,000</u>	Chg. Imps:	<u>-\$38,600</u>
Total:	\$447,700	Total:	\$314,900	Total:	-\$132,800

Commercial/Industrial - 29%					
Old Land:	\$69,400	New Land:	\$53,300	Chg. Land:	-\$16,100
Old Imps:	<u>\$38,600</u>	New Imps:	<u>\$500</u>	Chg. Imps:	<u>-\$38,100</u>
Total:	\$108,000	Total:	\$53,800	Total:	-\$54,200

Residential/Apartment - 7.96%					
Old Land:	\$338,700	New Land:	\$260,600	Chg. Land:	-\$78,100
Old Imps:	<u>\$1,000</u>	New Imps:	<u>\$500</u>	Chg. Imps:	<u>-\$500</u>
Total:	\$339,700	Total:	\$261,100	Total:	-\$78,600

Tax Calculation:		2009		2010
Total Assessed Value:		\$36,390		\$36,410
Mill Levy	x	<u>65.139 (per \$1000)</u>	x	<u>66.591 (per \$1000)</u>
		\$2,370.41		\$2,424.58

Attachment #1