

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59511
Petitioner: UNIQUE REAL ESTATE INVESTMENTS, 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.: 02276-28-052-052+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$400,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 26th day of March 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

CJK

Cara McKeller



STATE OF COLORADO
2012 MAR 20 P11 1:21

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: UNIQUE REAL ESTATE INVESTMENTS LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver City Attorney Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	Docket Number: 59511 Schedule Number: 02276-28-052-052+1
STIPULATION (AS TO TAX YEAR 2011 ACTUAL VALUE)	

Petitioner, UNIQUE REAL ESTATE INVESTMENTS LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enters into this Stipulation regarding the tax year 2011 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:

2761 Welton St. & 606 28th St.
Denver, Colorado 80205

2. The subject property is classified as residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2011.

Land	\$	41,000
Improvements	\$	<u>490,000</u>
Total	\$	531,000

4. After appeal to the Denver County 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	\$	41,000
Improvements	\$	<u>490,000</u>
Total	\$	531,000

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2011.

Land	\$	41,000
Improvements	\$	<u>359,000</u>
Total	\$	400,000

6. The valuations, as established above, shall be binding only with respect to tax year 2011.

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

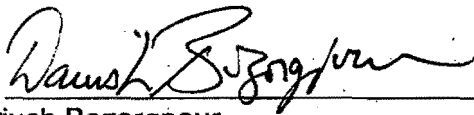
Per further review of market data and comparable sales, an adjustment was warranted.

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.

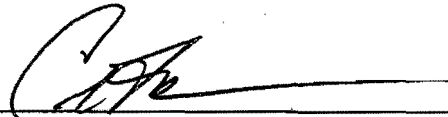
DATED this 19th day of March, 2012.

Agent/Attorney/Petitioner

Denver County Board of Equalization of
the City and County of Denver

By: 

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Docket No: 59511

2011
Assigned/BOE Appeal Values

	BAA#59511	
	SCHEDULE #02276-28-051-051	
	James Joyce Mansion Condos Unit A	
LAND	\$19,800	
IMPS	\$212,000	
TOTAL	\$231,800	
COMBINED TOTAL	\$531,000	

SCHEDULE #02276-28-052-052
James Joyce Mansion Condos Unit B

\$21,200
\$278,000
\$299,200

Stipulation Values

	SCHEDULE #02276-28-051-051	
	James Joyce Mansion Condos Unit A	
LAND	\$19,800	
IMPS	\$173,400	
TOTAL	\$193,200	
COMBINED TOTAL	\$400,000	

SCHEDULE #02276-28-052-052
James Joyce Mansion Condos Unit B

\$21,200
\$185,600
\$206,800