

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 60010</p>
<p>Petitioner: JCS, LLC,</p> <p>v.</p> <p>Respondent: DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>ORDER ON STIPULATION</p>	

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.: 01283-28-028-028+5

Category: Valuation Property Type: Residential

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: \$1,028,800

(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 7th day of May 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

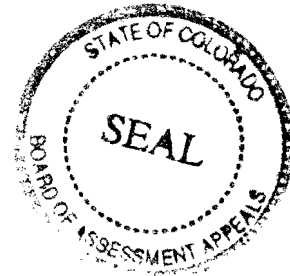
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: JCS, LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 60010 Schedule Number: 01283-28-028-028+5
Attorney for Denver County Board of Equalization of the City and County of Denver City Attorney Mitch T. Behr #38452 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 2011 ACTUAL VALUE)	

Petitioner, JCS, 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:

2958 Syracuse St (6 condo units)
Denver, Colorado 80238

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	\$	32,200
Improvements	\$	<u>1,050,600</u>
Total	\$	1,082,800

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	\$	32,200
Improvements	\$	<u>1,050,600</u>
Total	\$	1,082,800

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 2011.

Land	\$	32,200
Improvements	\$	<u>996,600</u>
Total	\$	1,028,800

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 27th day of April, 2012.

Agent/Attorney/Petitioner

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

By: 

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Docket No: 60010

Docket#60010

Docket	PARCEL_KEY	Previous	Previous	Previous
		2011	2011	2011
		Land	Imps	Totals
1	60010 01283-28-028-028	\$4,800	\$153,500	\$158,300
2	60010 01283-28-036-036	\$4,800	\$161,800	\$166,600
3	60010 01283-28-046-046	\$6,000	\$186,900	\$192,900
4	60010 01283-28-050-050	\$4,900	\$159,400	\$164,300
5	60010 01283-28-053-053	\$6,800	\$227,800	\$234,600
6	60010 01283-28-064-064	\$4,900	\$161,200	\$166,100
		\$32,200	\$1,050,600	\$1,082,800

Adjusted Values

Stip Land	Stip Imps	Stip Total	Owner
\$4,800	\$145,600	\$150,400	JCS LLC
\$4,800	\$153,500	\$158,300	JCS LLC
\$6,000	\$177,300	\$183,300	JCS LLC
\$4,900	\$151,200	\$156,100	JCS LLC
\$6,800	\$216,100	\$222,900	JCS LLC
\$4,900	\$152,900	\$157,800	JCS LLC
\$32,200	\$996,600	\$1,028,800	