

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61967
Petitioner: JOE D. BERNSTEIN , v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS.	
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.: 05222-04-030-000

Category: Abatement 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: \$525,000

(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 1st day of October 2013.

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.

Cara McKeller

Cara McKeller



SEP 19 2013

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2013 SEP 26 AM 9:45

BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

JOE D. BERNSTEIN

v.

Respondent:

DENVER COUNTY BOARD OF COMMISSIONERS

Attorney for Denver County Board of Commissioners 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:

61967

Schedule Number:

05222-04-030-000

STIPULATION (AS TO TAX YEAR 2011 ACTUAL VALUE)

Petitioner, JOE D. BERNSTEIN, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS 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:

1361 S Broadway St
Denver, Colorado

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

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

Land	\$	468,800.00
Improvements	\$	<u>110,700.00</u>
Total	\$	579,500.00

4. After appeal to the Board of County Commissioners of the City and County of Denver, the Board of County Commissioners of the City and County of Denver valued the subject property as follows:

Land	\$	468,800.00
Improvements	\$	<u>110,700.00</u>
Total	\$	579,500.00

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

Land	\$	468,800.00
Improvements	\$	<u>56,200.00</u>
Total	\$	525,000.00

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:

Further analysis of the make-up of the subject's revenue and the other approaches to value.

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 September, 2013.

Agent/Attorney/Petitioner

Denver County Board of Commissioners of
the City and County of Denver

By: 

Ed Bosier
R.H. Jacobson & Company
6239 E Caley Dr
Centennial, CO 80111
Telephone: 303-793-0823

By: 

Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Docket No: 61967