

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 67525
Petitioner: 2891 WOLFF, LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
AMENDMENT TO ORDER (On Stipulation)	

THE BOARD OF ASSESSMENT APPEALS hereby amends its March 7, 2016 Order in the above-captioned appeal to reflect that the correct new schedule numbers should be 02303-20-020-000 and 02303-20-021-000. In all other respects, the March 7, 2016 Order shall remain in full force and effect.

DATED/MAILED this 28th day of March, 2016.

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

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 67525
Petitioner: 2891 WOLFF LLC 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 apart of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

Original County Schedule No.: 02303-20-012-000 -

Category: VALUATION Property Type: Vacant Land

2. Petitioner is protesting the 2015 actual property type of the subject property.
 3. The parties agreed that the 2015 value of the subject property should be reduced to:

Total Value: \$ 285,000
 (Reference Attached Stipulation)

4. The parties agreed that the 2015 actual property type of the subject property has been split and should be reclassified and should be :

New County Schedule No: 02303-20-020-000 and 0230³2-20-021-000

 Property Type: Residential
 (Reference Attached Stipulation)

5. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 March 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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[Signature]

Cara McKeller



2. The subject property is classified as residential vacant land.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

02303-20-012-000

Land	\$	331,100
Improvements	\$	<u>0</u>
Total	\$	331,100

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

02302-20-012-000

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Land	\$	331,100
Improvements	\$	<u>0</u>
Total	\$	331,100

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 2015.

02303-20-020-000

Land	\$	142,500
Improvements	\$	<u>0</u>
Total	\$	142,500

02302-20-021-000

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Land	\$	142,500
Improvements	\$	<u>0</u>
Total	\$	142,500

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 2891 WOLFF, LLC v. Respondent:	Docket Number: 67525 Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver City Attorney Mitch Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	02303-20-012-000
STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)	

Petitioner, 2891 WOLFF, LLC and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2015 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:

2891 & 2893 N Wolff St
 Denver, CO

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

The subject sold during the base period for 285,000 and as of January 1st 2015 had residential improvements and was therefore given the residential rate for 2015. The subject was split into two new parcels and the value was reduced to the sale price of 285,000 and split equally between the two parcels at 142,500 each.

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 13th day of JANUARY, 2016.

Agent/Attorney/Petitioner

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

By: 

Paul J. Stann
1444 Wazee St #100
Denver, CO 80202
Telephone: 303-888-0196
Email: S2stann@aol.com

By: 

Mitch Behr #38452
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket # 67525

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 67525
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4. The parties agreed that the 2015 actual property type of the subject property has been split and should be reclassified and should be :

New County Schedule No: 02303-20-020-000 and 02302-20-021-000

Property Type: Residential
 (Reference Attached Stipulation)

5. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 March 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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Debra A. Baumbach

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STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 2891 WOLFF, LLC	
v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 67525
Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Number: 02303-20-012-000
City Attorney Mitch Behr #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
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Agent/Attorney/Petitioner

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

By: 

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By: 

Mitch Behr #38452
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