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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203        | <b>Docket Number: 72363</b> |
| Petitioner:<br><b>PAUL W. &amp; MARY JEAN POWERS</b><br><br>v.<br>Respondent:<br><b>DENVER COUNTY BOARD OF EQUALIZATION</b> |                             |
| <b>ORDER ON STIPULATION</b>   |                             |

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: 05111-00-017-000**  
**Category: Valuation/Protest Appeal      Property Type: Vacant Land**
  
2. Petitioner is protesting the 2017 actual value of the subject property.
  
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:  

**Total Value: \$1,700,000**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 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 8th day of August 2018.

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.

*Yesenia Araujo*

Yesenia Araujo



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|---|------------------|
| <b>BOARD OF ASSESSMENT APPEALS</b><br><b>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   |                  |
| Petitioner:<br><br><b>PAUL W. &amp; MARY JEAN POWERS</b>  |                  |
| v.  | Docket Number:   |
| Respondent:   | 72363            |
| <b>DENVER COUNTY BOARD OF EQUALIZATION</b>  | Schedule Number: |
| Attorney for Denver County Board of Equalization  | 05111-00-017-000 |
| City Attorney   |                  |
| Noah M. Cecil, # 48837<br>Assistant City Attorney<br>201 West Colfax Avenue, Dept. 1207<br>Denver, Colorado 80202<br>Telephone: 720-913-3275<br>Email: noah.cecil@denvergov.org |                  |
| <b>STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)</b>   |                  |

Petitioners, PAUL W. & MARY JEAN POWERS, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2017 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

101 Race Street  
Denver, Colorado

2. The subject property is classified as vacant land.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2017.

|              |    |              |
|--------------|----|--------------|
| Land         | \$ | 1,938,400.00 |
| Improvements | \$ | <u>0.00</u>  |
| Total        | \$ | 1,938,400.00 |

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         | \$ | 1,819,700.00 |
| Improvements | \$ | <u>0.00</u>  |
| Total        | \$ | 1,819,700.00 |

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 2017.

|              |    |              |
|--------------|----|--------------|
| Land         | \$ | 1,700,000.00 |
| Improvements | \$ | <u>0.00</u>  |
| Total        | \$ | 1,700,000.00 |

6. The valuations, as established above, shall be binding only with respect to tax year 2017.

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

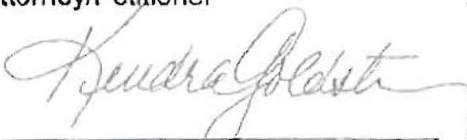
The value was adjusted after review of comparable sales.

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 3<sup>rd</sup> day of August, 2018.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: 

By: 

Kendra L. Goldstein, Esq.  
Goldstein Law Firm LLC  
950 S. Cherry Street, Suite 320  
Denver, CO 80246  
Telephone: (303) 757-8865  
Email: Kendra@goldsteinlf.com

Noah M. Cecil, Esq.  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Email: noah.cecil@denvergov.org  
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