

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73841
Petitioner: GHAFFARI ENTERPRISES LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: 05266-08-023-000
 Category: Valuation/Protest Appeal Property Type: Residential
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: \$385,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

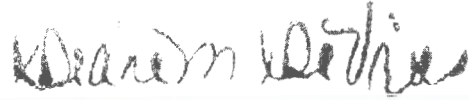
ORDER:

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 this 20th day of September 2019.

BOARD OF ASSESSMENT APPEALS

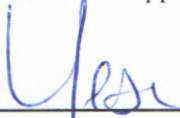


Diane M. DeVries



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



2019 SEP 20 PM 4:00

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: GHAFFARI ENTERPRISES LLC	
V.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION	Docket Number: 73841
Attorney for Denver County Board of Equalization City Attorney Charles T. Solomon, # 26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: charles.solomon@denvergov.org	Schedule Number: 05266-08-023-000
STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)	

Petitioner, GHAFFARI ENTERPRISES LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters 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 Petitioner(s) and Respondent agree and stipulate as follows:

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

2465 S Race St
Denver, Colorado 80210

(L 31 & 32 BLK 49 EVANSTON 3RD FLG)
2. The subject property is classified as residential real property.

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

Land	\$	312,300.00
Improvements	\$	<u>101,400.00</u>
Total	\$	413,700.00

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

Land	\$	312,300.00
Improvements	\$	<u>80,600.00</u>
Total	\$	392,900.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax year 2017.

Land	\$	312,300.00
Improvements	\$	<u>72,700.00</u>
Total	\$	385,000.00

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 review of a revised sales comparison and the review of the subject property's description indicates a market value revision.

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 26 day of June, 2018.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: 

By: 

Ehsan Ghaffari
Ghaffari Enterprises LLC
1449 W Littleton Blvd Ste 201
Littleton, CO 80120
Telephone: (303) 263-9630
sheangaffari@yahoo.com

Charles T. Solomon, Esq.
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Email: charles.solomon@denvergov.org
Docket No: 73841