

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JOHN P & DENO P DIKEOU v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 74292</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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	05031-05-012-000
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2018 classification of the subject property.

3. The parties agreed that the 2018 classification of the subject property should be as follows:

Classification:	COMMERCIAL/RESIDENTIAL
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

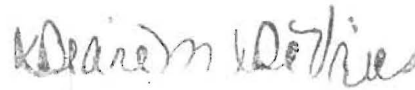
ORDER:

Respondent is ordered to change the 2018 classification of the subject property as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 26th day of October, 2018.

BOARD OF ASSESSMENT APPEALS

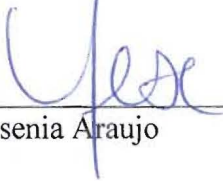


Diane M. DeVries



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

2018 SEP 21 AM 11:19

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: JOHN P. & DENO P. DIKEOU v. Respondent:	Docket Number: 74292
DENVER COUNTY BOARD OF EQUALIZATION 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: 05031-05-012-000
AMENDED STIPULATION (AS TO TAX YEAR 2018 CLASSIFICATION AND ACTUAL VALUE)	

Petitioner, JOHN P. & DENO P. DIKEOU, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Amended Stipulation regarding the tax year 2018 classification and valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Amended Stipulation.

The Petitioners and Respondent agree and stipulate as follows:

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

1438-1470 Grant St.
Denver, Colorado
2. The subject property is currently classified as commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2018.

Land	\$	2,510,300.00
Improvements	\$	<u>581,200.00</u>
Total	\$	3,091,500.00

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

Land	\$	2,510,300.00
Improvements	\$	<u>581,200.00</u>
Total	\$	3,091,500.00

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 and classification for the subject property for tax year 2018:

Commercial

Land	\$	2,037,100.00
Improvements	\$	337,100.00

Residential

Land	\$	473,200.00
Improvements	\$	<u>244,100.00</u>

Total	\$	3,091,500.00
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6. The classification and valuations, as established above, shall be binding only with respect to tax year 2018.

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

The classification was adjusted after review of the actual use of the property.

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 20th day of September, 2018.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By: Steve Letman

By: Charles T. Solomon

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Docket No: 74292