

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>DEBORAH ANN ORBAN-ROSEN</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION & DENVER BOARD OF COUNTY COMMISSIONERS</p>	<p>Docket No.: 75423</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.:	02314-26-021-000
Appeal Category:	ABATEMENT
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2015, 2016 and 2017 actual value of the subject property.

3. The parties agreed that the **2015** classification, actual value and county schedule number of the subject property should be as follows:

Classification:	COMMERCIAL
Actual Value:	\$409,600
County Schedule No.:	02314-26-021-000

4. After filing a petition with the BAA on April 29, 2019, the original classification of **COMMERCIAL** was split into **COMMERCIAL** and **RESIDENTIAL**. The parties agreed that the **2016** classification, actual value and county schedule number of the subject property should be as follows:

Classification: COMMERCIAL/RESIDENTIAL
Actual Value: \$370,100
County Schedule No.: 02314-26-021-000

5. After filing a petition with the BAA on April 29, 2019, the original schedule number of **02314-26-021-000** was split into **02314-26-029-000** for **COMMERCIAL** and **02314-26-028-000** for **RESIDENTIAL**. The parties agreed that the **2017** classification, actual value and county schedule numbers of the subject property should be as follows:

Classification: COMMERCIAL
Actual Value: \$356,500
County Schedule No.: 02314-26-029-000

Classification: RESIDENTIAL
Actual Value: \$145,000
County Schedule No.: 02314-26-028-000

(Reference the attached Stipulation)

6. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2015, 2016 and 2017 actual value and classification of the subject property as set forth above.

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

DATED this 9th day of October, 2019.

BOARD OF ASSESSMENT APPEALS

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Yesenia Araujo
Yesenia Araujo

Diane M. DeVries
Diane M. DeVries

Debra A. Baumbach
Debra A. Baumbach

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: DEBORAH ANN ORBAN-ROSEN v.	Docket Number: 75423
Respondent: DENVER COUNTY BOARD OF EQUALIZATION AND DENVER COUNTY BOARD OF COUNTY COMMISSIONERS	Schedule Number: 02314-26-021-000
Attorney for Denver County Board of Equalization and Denver County Board of County Commissioners 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	
STIPULATION (AS TO TAX YEARS 2015-2017 ACTUAL VALUE)	

Petitioner, DEBORAH ANN ORBAN-ROSEN, and Respondents, DENVER COUNTY BOARD OF EQUALIZATION AND DENVER COUNTY BOARD OF COUNTY COMMISSIONERS, hereby enter into this Stipulation regarding the tax years 2015-2017 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:

3933 W Colfax Ave
Denver, Colorado

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

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2015-2017.

Tax Years 2015 and 2016

Commercial		
02314-26-021-000		
Land	\$	81,000.00
Improvements	\$	<u>328,600.00</u>
Total	\$	409,600.00

Tax Year 2017

Commercial		
02314-26-021-000		
Land	\$	135,000.00
Improvements	\$	<u>456,300.00</u>
Total	\$	591,300.00

4. After appeals to the Denver County Board of Equalization and the Denver County Board of County Commissioners, the subject property was valued as follows:

Tax Year 2015

Commercial		
02314-26-021-000		
Land	\$	81,000.00
Improvements	\$	<u>328,600.00</u>
Total	\$	409,600.00

Tax Year 2016

Commercial		
02314-26-021-000		
Land	\$	53,500.00
Improvements	\$	<u>215,400.00</u>
Total	\$	268,900.00

Residential

02314-26-021-000		
Land	\$	27,500.00
Improvements	\$	<u>92,500.00</u>
Total	\$	120,000.00

Tax Year 2017

Commercial

02314-26-021-000

(changed to 02314-26-029-000)

Land	\$	89,100.00
Improvements	\$	<u>299,000.00</u>
Total	\$	388,100.00

Residential

02314-26-021-000

(changed to 02314-26-028-000)

Land	\$	45,900.00
Improvements	\$	<u>111,000.00</u>
Total	\$	156,900.00

5. After further review and negotiation, the Parties agree to the following actual value for the subject property for tax years 2015-2017.

Tax Year 2015

Commercial

02314-26-021-000

Land	\$	81,000.00
Improvements	\$	<u>328,600.00</u>
Total	\$	409,600.00

Tax Year 2016

Commercial

02314-26-021-000

Land	\$	53,500.00
Improvements	\$	<u>196,600.00</u>
Total	\$	250,100.00

Residential

02314-26-021-000

Land	\$	27,500.00
Improvements	\$	<u>92,500.00</u>
Total	\$	120,000.00

Tax Year 2017

Commercial
02314-26-021-000
(changed to 02314-26-029-000)
Land \$ 89,100.00
Improvements \$ 267,400.00
Total \$ 356,500.00

Residential
02314-26-021-000
(changed to 02314-26-028-000)
Land \$ 45,900.00
Improvements \$ 99,100.00
Total \$ 145,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2015-2017.

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

The value was adjusted after further review of the market and income approaches to value.

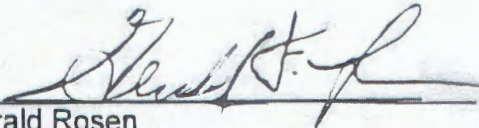
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED 8 OCT. 2019, 2019.

Agent/Attorney/Petitioner

Denver County Board of Equalization
Denver County Board of County
Commissioners

By:



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By: /s/ Charles T. Solomon

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