

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ANGELO MARIANI,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Deborah A. Noble Address: 303 E. 17th Ave., Suite 505 Denver, CO 80203 Phone Number: (303) 861-7682 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39723</p>
<p style="text-align: center;">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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 05133-01-003-000
Category: Valuation **Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 275,000.00
Improvements	<u>\$ 730,000.00</u>
Total	\$1,005,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 13th day of February, 2002.

This decision was put on the record

February 12, 2002

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

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

Penny S. Bunnell
Penny S. Bunnell

Debra A. Baumbach
Debra A. Baumbach

Docket Number 39723



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 39723
County Schedule No: 05133-01-003-000

STIPULATION (As To Tax Year 2001 Actual Value)

ANGELO MARIANI,

Petitioner,

v.

BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER,

Respondent.

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BOARD OF ASSESSMENT APPEALS

Petitioner, Angelo Mariani, and Respondent, Board of Equalization of the City and County of Denver, hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

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

3 Polo Field Lane
Denver, Colorado 80209
2. The subject property is classified as residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

Land	\$ 275,000
Improvements	<u>\$ 812,800</u>
Total	\$1,087,800

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

Land	\$ 275,000
Improvements	<u>\$ 759,000</u>
Total	\$1,034,000

5. After further review and negotiation, the Petitioner and Board of Equalization agree to the following actual value for the subject property for tax year 2001:

Land	\$ 275,000
Improvements	<u>\$ 730,000</u>
Total	\$1,005,000

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

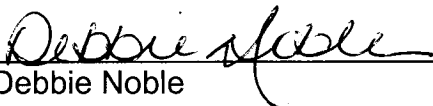
7. Brief narrative as to why the reduction was made:

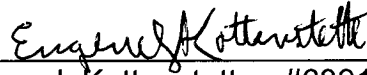
Additional comparable sales were weighted with petitioners' allegations of misrepresentations concerning the condition of the property when originally purchased and the general market improvement since the purchase.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 6, 2002 at 1:00 pm be vacated.

DATED this 4th day of February, 2002.

J. Wallace Wortham, Jr. - #5969
Denver City Attorney


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