

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42612
Petitioner: HAROLD & SARAH NELSON , v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 05011-05-016-000

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.
3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total Value: \$1,300,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 25th day of February 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

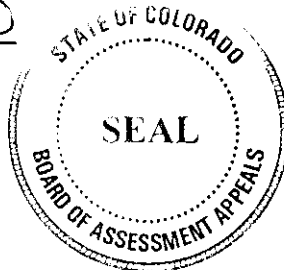
February 24, 2006

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.

Debra A. Baumbach
Debra A. Baumbach

Keela Steele
Keela Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: <p style="text-align: center;">42612</p> Schedule Number: <p style="text-align: center;">5011-05-016</p> <div style="text-align: right; font-size: small;"> STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2006 FEB 24 AM 11:44 </div>
Petitioner: HAROLD AND SARAH NELSON v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Max Taylor #35403 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE) - BAA/REAL	

Petitioner, HAROLD NELSON AND SARAH NELSON, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2003 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:

1443 Monroe Street
Denver, Colorado

2. The subject property is classified as multi-residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003.

Land	\$	204,500.00
Improvements	\$	<u>1,220,200.00</u>
Total	\$	1,424,700.00

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

Land	\$	204,500.00
Improvements	\$	<u>1,220,200.00</u>
Total	\$	1,424,700.00

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 2003.

Land	\$	204,500.00
Improvements	\$	<u>1,095,500.00</u>
Total	\$	1,300,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

Consideration of the most appropriate comparabel sales and inspection of the subject property indicated a slight reduction in value assigned to the subject property was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 16, 2006 at 3:00 p.m. be vacated.

DATED this 20 day of February, 2006.

Petitioner

Denver County Board of Equalization

By: 
Greg Evans

By: 
Max Taylor #35403

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