

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45958</b>
Petitioner: <b>BRIAN MICCIULLI &amp; TRUDE HOUK,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 02234-03-001-000**  
  
**Category: Valuation      Property Type: Industrial**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$485,000**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 13th day of February 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

February 12, 2008

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*Karen E Hart*

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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*

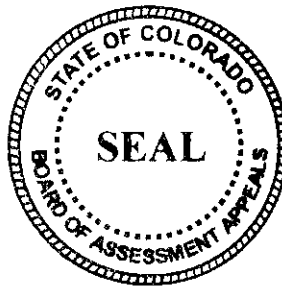
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Debra A. Baumbach

*Toni Rigirotti*

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Toni Rigirotti



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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**BOARD OF ASSESSMENT APPEALS**  
**STATE OF COLORADO**  
 1313 Sherman Street, Room 315  
 Denver, Colorado 80203

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Petitioner:

**TRUDE HOUK AND BRIAN MICCIULLI**

v.

Respondent:

**DENVER COUNTY BOARD OF EQUALIZATION**  
 Attorneys for Denver County Board of Equalization

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City Attorney

Eugene J. Kottenstette #6391  
 Assistant City Attorney  
 201 West Colfax Avenue, Dept. 1207  
 Denver, Colorado 80202  
 Telephone: 720-913-3275  
 Facsimile: 720-913-3180

Docket Number:  
 45958

Schedule Number:  
 2234-03-001

**STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUE)**

Petitioner, TRUDE HOUK AND BRIAN MICCIULLI, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2005 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:  
 1806 E. 40<sup>th</sup> Avenue  
 Denver, Colorado 80205
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2005.

Land	\$	84,400.00
Improvements	\$	<u>437,200.00</u>
Total	\$	521,600.00

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

Land	\$	84,400.00
Improvements	\$	<u>437,200.00</u>
Total	\$	521,600.00

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 2005.

Land	\$	84,400.00
Improvements	\$	<u>400,600.00</u>
Total	\$	485,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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

Reduce the value to consider the sales and income information in the subject's immediate area during the base year.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 27, 2007 at 10:30am be vacated.

DATED this 5<sup>th</sup> day of February, 2008.

Agent for Petitioner

Denver County Board of Equalization

By: \_\_\_\_\_

Greg Evans  
 Bridge & Associates  
 390 Union Blvd., Suite 330  
 Lakewood, CO 80228-1556

By: \_\_\_\_\_

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