

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49201
Petitioner: JOANNE M. AND JULIE L. ASHER , 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.: 05231-16-023-000
 Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:
 Total Value: \$357,100
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 1st day of December 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 28, 2008

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

Toni Rigiroszi
Toni Rigiroszi



<p>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 49201</p> <p>Schedule Number: 5231-16-023</p>
<p>Petitioner: JOANNE M. & JULIE L. ASHER</p> <p>v.</p>	
<p>Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization</p> <p>City Attorney</p> <p>Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180</p>	
<p align="center">STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)</p>	

Petitioner, JOANNE M. & JULIE L. ASHER, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2007 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:
 1301 South York St.
 Denver, Colorado 80210
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 2007.

RECORDED 11 2 11

Land	\$	384,100.00
Improvements	\$	<u>23,000.00</u>
Total	\$	407,100.00

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

Land	\$	384,100.00
Improvements	\$	<u>23,000.00</u>
Total	\$	407,100.00

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 2007.

Land	\$	356,100.00
Improvements	\$	<u>1,000.00</u>
Total	\$	357,100.00

6. The valuations, as established above, shall be binding only with respect to tax year 2007.

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

The subject property is a single family residence on the corner of York St. and Louisiana Avenue, a high traffic street. An interior inspection of the home was completed on 10/24/2008. The house is located on 7,460 square feet of R1 zoned land. Corrections were made to the fireplace count and a 5% adjustment for condition due to settling and cracking in the ceiling and walls. An additional 5% was given for functional utility due to the access to the 3rd bedroom is from either the kitchen or the second bedroom and the basement bathroom is not typical with the raised stool. A value of \$357,100 is recommended after reviewing the comparable sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 25, 2008 at 8:30 AM be vacated.

DATED this 18 day of November, 2008.

Agent/Attorney/Petitioner
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