

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

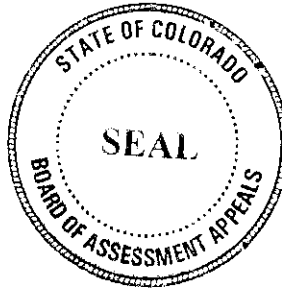
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49215 Schedule Number: 5242-17-0160 2007 NOV 20 11 21 11
Petitioner: MARIONO T. & MARY JANE PICCONE v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization City Attorney Charles T. Solomon #26873 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 2007 ACTUAL VALUE)	

Petitioner, MARIONO T. & MARY JANE PICCONE, 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:
 - 1357 S. Steele 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.

Land	\$	238,100.00
Improvements	\$	<u>606,300.00</u>
Total	\$	844,400.00

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

Land	\$	238,100.00
Improvements	\$	<u>454,100.00</u>
Total	\$	692,200.00

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	\$	238,100.00
Improvements	\$	<u>336,900.00</u>
Total	\$	575,000.00

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:


Further review of the subject's improvements, based on a complete interior/exterior inspection supports a reduction in actual value. The subject is believed to be an under-improvement for the area, particularly in comparison to homes with similar year of construction.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 25, 2008 at (time) be vacated.

DATED this 14th day of November, 2008.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By:  Mary Jane Piccone
 Mariono T. & Mary Jane Piccone
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 Docket No: 49215

1357 So. Steele