

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 49247</b>
Petitioner: <b>FREDERICK AND SYDNIA WULFF ,</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.: 05362-22-004-000**  
     **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:            \$654,600**  
     (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 19th day of November 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

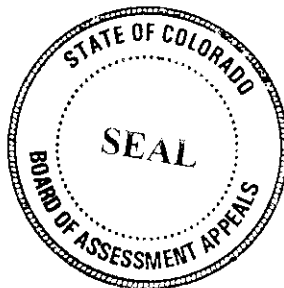
November 18, 2008

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



<b>BOARD OF ASSESSMENT APPEALS STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	2008 FEB 11 11:24 Docket Number: 49247 Schedule Number: 5362-22-004
Petitioner: <b>FREDERICK &amp; SYDNIA WULFF</b> v. Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> 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	
<b>STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)</b>	

Petitioner, FREDERICK & SYDNIA WULFF, 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:  
     2959 S. Detroit 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	\$	269,800.00
Improvements	\$	<u>481,200.00</u>
Total	\$	751,000.00

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

Land	\$	269,800.00
Improvements	\$	<u>472,200.00</u>
Total	\$	742,000.00

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	\$	269,800.00
Improvements	\$	<u>384,800.00</u>
Total	\$	654,600.00

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 was purchased by the current owner as a remodeled home. Due to the substantial down payment an interior/exterior appraisal was not completed. The home did not receive proper market exposure and therefore the listing price was not reduced based on market demand and availability of inventory at the time of sale. It is the Appraiser's opinion that the quality of updating is not commensurate with the improvements, and a reduction of actual value was appropriate when compared to more similar homes.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 18, 2008 at 8:30 AM be vacated.

DATED this 16<sup>th</sup> day of November, 2008.

Agent/Attorney/Petitioner

By: Fredrick Wulff + Sydnnia Wulff  
 Fredrick & Sydnnia Wulff  
 2956 S. Detroit Way  
 Denver, CO 80210

Denver County Board of Equalization

By: [Signature]  
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