

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49270
Petitioner: ELIZABETH C. ROSTERMUNDT , 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.: 05362-11-025-025
 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: \$500,000
 (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



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2008 NOV 14 PM 2: 25
Petitioner: ELIZABETH C. ROSTERMUNDT v.	Docket Number: 49270
Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization City Attorney David V Cooke #34623 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	Schedule Number: 5362-11-025-025
STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)	

Petitioner, ELIZABETH C. ROSTERMUNDT, 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:
 2800 S. University Blvd, #26
 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	\$	181,500.00
Improvements	\$	<u>447,100.00</u>
Total	\$	628,600.00

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

Land	\$	181,500.00
Improvements	\$	<u>405,700.00</u>
Total	\$	587,200.00

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	\$	181,500.00
Improvements	\$	<u>318,500.00</u>
Total	\$	500,000.00

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:

After an inspection of the subject property on 10/14/2008 and a review of the available comparables, a reduction in value was warranted. There were 4 base period 2-story sales from the Cherry Hills III condo complex. Three of these sales had an interior location with a view of the lake. The remaining base period sale from the complex did not have a view of the lake and was used to set the value of the subject property.

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

DATED this 3rd day of November, 2008.

Agent/Attorney/Petitioner
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