

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49549
Petitioner: MATTOCKS BROTHER AUTOBODY, 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.: 05181-39-029-000

Category: Valuation Property Type: Commercial Real
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: \$393,800

(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 17th day of March 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 16, 2009

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	
Petitioner: MATTOCKS BROTHER AUTOBODY v. Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 49549 Schedule Number: 05181-39-029-000
Attorneys for Board of Equalization of the City and County of Denver 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	2009 MAR 16 AM 7:52 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS
STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)	

Petitioner, MATTOCKS BROTHER AUTOBODY, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, 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:

 4141-4151 Morrison Road
 Denver, Colorado 80219

2. The subject property is classified as mixed use (commercial/residential) property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007.

<u>Parcel 05181-39-029-000 (Commercial)</u>	
Land	\$113,600
Improvements	\$332,100
Total	\$445,700

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

<u>Parcel 05181-39-029-000 (Commercial)</u>	
Land	\$113,600
Improvements	\$332,100
Total	\$445,700

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2007.

<u>Parcel 05181-39-029-000 (Commercial)</u>	
Land	\$113,600
Improvements	\$280,200
Total	\$393,800

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:

Recognition of market sales and income levels.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 27, 2009 at 3:00 PM be vacated.

DATED this 11TH day of MARCH, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By: 

~~Dan George~~ MIKE WALTER
1st Net Real Estate Services, Inc.
3333 S. Wadsworth Blvd., Suite 200
Lakewood, CO 80227-5170
(720) 962-5750

By: 

Eugene J. Kottenstette #6391
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 49549