

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50424</b>
Petitioner: <b>MITCHELL RIGHT ,</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.: 05023-01-085-000**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  

**Total Value:            \$2,800,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 4th day of December 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

December 3, 2008

Karen E Hart

Karen E. Hart

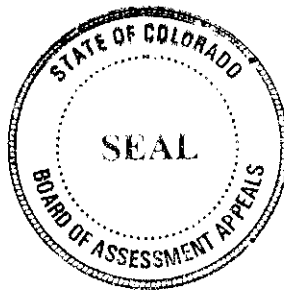
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	2008 DEC -01 PM 12:15  Docket Number:  50424  Schedule Number:  5023-01-085
Petitioner:  <b>MITCHELL RIGHT</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
Attorneys for Denver County Board of Equalization  City Attorney  Max Taylor #35403 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 2008 ACTUAL VALUE)</b>	

Petitioner, MITCHELL RIGHT, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax year 2008 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:  
     950 Humboldt St.  
     Denver, Colorado 80218
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 2008.

Land	\$	121,200.00
Improvements	\$	<u>2,914,600.00</u>
Total	\$	3,035,800.00

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

Land	\$	121,200.00
Improvements	\$	<u>2,914,600.00</u>
Total	\$	3,035,800.00

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 2008.

Land	\$	121,200.00
Improvements	\$	<u>2,678,800.00</u>
Total	\$	2,800,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2008.

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

The subject is a complex property with a very limited number of comparable sales available for valuation purposes. The unit attached to the subject property sold 10/2002 for \$2,350,000. This sale was time adjusted to the end of the base period- 6/30/2006.

8. Both parties agree that a hearing scheduled before the Board of Assessment Appeals is not needed.

DATED this 7<sup>th</sup> day of November, 2008.

Agent/Attorney/Petitioner

By: [Signature]  
 David Lagenos *Cindy May*  
 Property Tax Adjustment Specialists, Inc.  
 6000 E. Evans Avenue, #1-426  
 Denver, CO 80222

Denver County Board of Equalization

By: [Signature] *for*  
 Max Taylor #35403  
 201 West Colfax Avenue, Dept. 1207  
 Denver, CO 80202  
 Telephone: 720-913-3275  
 Fax: 720-913-3180  
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