

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 51202

Petitioner:

CHARLES M. COOK ,

v.

Respondent:

**DENVER COUNTY BOARD OF
COMMISSIONERS.**

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.: 02194-12-011-000A

Category: Abatement 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: \$480,200

(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 18th day of February 2010.

BOARD OF ASSESSMENT APPEALS

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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51202 Schedule Number: 02194-12-011-000
Petitioner: CHARLES M. COOK v. Respondent:	
DENVER COUNTY BOARD OF COMMISSIONERS Attorneys for Denver County Board of Commissioners 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	
STIPULATION (AS TO TAX YEAR 2007 ACTUAL VALUE)	

Petitioner, CHARLES M. COOK, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, 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:

 4100 Tennyson Street
 Denver, Colorado 80212
2. The subject property is classified as commercial retail property.

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

Land	\$	97,000.00
Improvements	\$	<u>404,600.00</u>
Total	\$	501,600.00

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

Land	\$	97,000.00
Improvements	\$	<u>404,600.00</u>
Total	\$	501,600.00

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

Land	\$	97,000.00
Improvements	\$	<u>383,200.00</u>
Total	\$	480,200.00

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 was adjusted based on the income stream and market data in the area.

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8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 8th day of Feb, 2010.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

By: 
Cindy Mayer
Property Tax Adjustment Specialists, Inc.
6000 E. Evans Avenue, #1-426
Denver, CO 80222
Telephone: (303) 355-5871

By: 
David V. Cooke #34623
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
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