

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51477</b>
Petitioner:  <b>WILLIAM H. MATTOCKS JR.,</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.: 05181-39-030-000**

**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:            \$795,100**

(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 Rigiroszi*

Toni Rigiroszi



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>WILLIAM H. MATTOCKS JR.,</b>  v.  Respondent:  <b>BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER</b>	Docket Number:  51477  Schedule Number:  05181-39-030-000
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 BO OF ASSESSMENT APPEALS
<p style="text-align: center;"><b>STIPULATION (AS TO TAX YEAR <del>2008</del> ACTUAL VALUE)</b> 2007</p>	

Petitioner, WILLIAM H. MATTOCKS, JR., and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, 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:  
  
 678 South Raleigh Street  
 Denver, Colorado
  
2. The subject property is classified as both a residential and commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year ~~2008~~. 2007

**Parcel 05181-39-030-000 (Mixed Use)**

<u>COMMERCIAL VALUES</u>		<u>RESIDENTIAL VALUES</u>	
Land	\$ 69,300	Land	\$ 7,700
Improvements	\$781,000	Improvements	\$134,400
TOTAL	\$850,300	TOTAL	\$142,100

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:

**Parcel 05181-39-030-000 (Mixed Use)**

<u>COMMERCIAL VALUES</u>		<u>RESIDENTIAL VALUES</u>	
Land	\$ 69,300	Land	\$ 7,700
Improvements	\$670,100	Improvements	\$134,300
TOTAL	\$739,400	TOTAL	\$142,000

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 ~~2008~~. 2007

**Parcel 05181-39-030-000 (Mixed Use)**

<u>COMMERCIAL VALUES</u>		<u>RESIDENTIAL VALUES</u>	
Land	\$ 69,300	Land	\$ 7,700
Improvements	\$583,800	Improvements	\$134,300
TOTAL	\$653,100	TOTAL	\$142,000

6. The valuations, as established above, shall be binding only with respect to tax year ~~2008~~. 2007

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

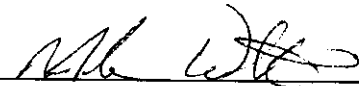
Recognition of market sales and income levels.


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 11<sup>TH</sup> day of MARCH, 2009.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

By:   
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