BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO	Docket Number: 53135		
1313 Sherman Street, Room 315			
Denver, Colorado 80203	,		
Petitioner:			
ELLISON FAMILY TRUST,	, ,		
•			
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.: 05171-09-014-000

Category: Valuation Property Type: Residential

- 2. Petitioner is protesting the 2009 actual value of the subject property.
- 3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value:\$150,000(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 23rd day of December 2010.

BOARD OF ASSESSMENT APPEALS

Karen & 4

Karen E. Hart

Julia a. Baumbach

Debra A. Baumbach



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

Cara McKeller

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	2010 DEC 21 Pii 12: 52
BOARD OF ASSESSMENT APPEALS	112.52
STATE OF COLORADO	
1313 Sherman Street, Room 315	
Denver, Colorado 80203	
Petitioner:	
ELLISON FAMILY TRUST	
ν.	Docket Number:
Respondent:	53135
BOARD OF EQUALIZATION OF THE CITY AND	Schedule Number:
COUNTY OF DENVER	05171-09-014-000
Attorneys for Board of Equalization of the City and County of Denver	03171-09-014-000
of Deriver	
City Attorney	
Michelle Bush #38443	
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 2009 AC	

STATE OF COLONIA

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Petitioner, ELLISON FAMILY TRUST, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2009 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:

475 South Eliot Street Denver, Colorado

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2. The subject property is classified as residential real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009.

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Land \$ 59,100.00 Improvements \$ <u>128,900.00</u> Total \$ 188,000.00

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:

Land	\$ 59,100.00
Improvements	\$ 128,900.00
Total	\$ 188,000.00

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 2009.

Land	\$ 59,100.00
Improvements	\$ 90,900.00
Total	\$ 150,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2009.

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

Upon further review of market data and conditional/location obsolescence on the property, a value reduction was warranted. A 10% conditional discount and 5% economic obsolescence adjustment will be applied to the subject property for future years until such time that a change is warranted. 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 18 th day of december, 2010.

Agent/Attorney/Petitioner

man & Ellison By:,

Delmar E. Ellison Ellison Family Trust 3882 W. Tufts Ave. Denver, CO 80236 Telephone: 303-795-2514

Board of Equalization of the City and County of Denver

By:

Michelle Bush #38443 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Fax: 720-913-3180 Docket No: 53135