

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 54704
Petitioner: FRED C. AND LUCETTA M. LARKIN 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 apart of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 02345-23-027-027

Category: ABATEMENT Property Type: COMMERCIAL REAL

2. Petitioner is protesting the 2007-2008 actual property type of the subject property.
3. The parties agreed that the 2007-2008 value of the subject property should be reduced to:

Total Value: \$459,200.00
(Reference Attached Stipulation)

4. The parties agreed that the 2007-2008 actual property type of the subject property should be reclassified and should be :

Property Type: RESIDENTIAL
(Reference Attached Stipulation)

5. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007-2008 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 12th day of September 2010.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

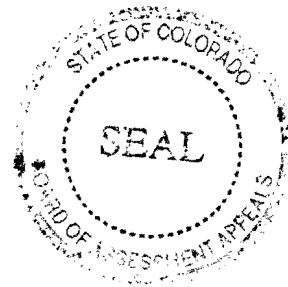
Debra A Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



2011-05-10 10:03:05

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: FRED C. AND LUCETTA M. LARKIN v. Respondent: BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER	Docket Number: 54704 Schedule Number: 02345-23-027-027
Attorneys for Board of County Commissioners of the City and County of Denver 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 YEARS 2007 & 2008 ACTUAL VALUE)	

Petitioner, FRED C. & LUCETTA M. LARKIN, and Respondent, BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax years 2007 & 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:

1601 Arapahoe St. #2
Denver, Colorado 80202

2. The subject property is re-classified as residential real property.
3. The County Assessor originally assigned the following actual value on the subject property for tax years 2007 and 2008 as commercial property.

Land	\$	30,700.00
Improvements	\$	<u>263,600.00</u>
Total	\$	294,300.00

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

Land	\$	30,700.00
Improvements	\$	<u>263,600.00</u>
Total	\$	294,300.00

5. After further review and negotiation, the Petitioner and Board of County Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax years 2007 & 2008.

Land	\$	30,700.00
Improvements	\$	<u>428,500.00</u>
Total	\$	459,200.00

A 7.96% assessment ratio is to be applied to this value.

6. The valuations, as established above, shall be binding only with respect to tax years 2007 & 2008.
7. Brief narrative as to why the reduction was made:

This condo unit in the D&F Towers Condos was determined to have been converted to a residential unit for tax years 2007 and 2008. A residential value is applied. ***The assessment ratio drops from 29% to 7.96%.***

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 29th day of August, 2011.

Agent/Attorney/Petitioner

Rocetta M. Proctor

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Board of County Commissioners of the
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