

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55590
Petitioner: CHRISTOPHER AND NICOLE KITCHEN , 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.: 01285-04-008-000

Category: Abatement 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: \$485,000

(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 9th day of November 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

CM

Cara McKeller



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioners: CHRISTOPHER AND NICOLE KITCHEN v.	Docket Number: 55590
Respondent: BOARD OF COUNTY COMMISSIONERS OF THE CITY AND COUNTY OF DENVER	Schedule Number: 01285-04-008-000
Attorneys for Board of County Commissioners of the City and County of Denver 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 2009 ACTUAL VALUE)	

Petitioners, CHRISTOPHER AND NICOLE KITCHEN, and Respondent, BOARD OF COUNTY COMMISSIONERS 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:

Stapleton, Filing #18, Block 4, Lot 8
3563 Wabash Street
Denver, Colorado 80238

2. The subject property is classified as Single Family Residential.

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

Land	\$	119,200.00
Improvements	\$	<u>452,100.00</u>
Total	\$	571,300.00

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 follows:

Land	\$	119,200.00
Improvements	\$	<u>387,900.00</u>
Total	\$	507,100.00

5. After further review and negotiation, the Petitioners and the Board of County Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax year 2009.

Land	\$	119,200.00
Improvements	\$	<u>365,800.00</u>
Total	\$	485,000.00

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:

A review of sales of the similar homes built by the same builder within the Stapleton neighborhood supports a value reduction.

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 20th day of October, 2011.

Agent/Attorney/Petitioner

Board of County Commissioners of the
City and County of Denver

By:  _____

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