

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59125</b>
Petitioner: <b>BRIAN J. ALLEN ,</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.: 05242-29-002-000**  
     **Category: Valuation      Property Type: Residential**
  
2. Petitioner is protesting the 2011 actual value of the subject property.
  
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  
     **Total Value:            \$595,000**  
     (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2011 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 29th day of December 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

\_\_\_\_\_  
Cara McKeller

*Cm*



2011 JUL 28 PM 12:28

**BOARD OF ASSESSMENT APPEALS**

**STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**BRIAN J. ALLEN**

v.

Respondent:

**BOARD OF EQUALIZATION OF THE CITY AND  
COUNTY OF DENVER**

Attorneys for Board of Equalization of the City and County  
of Denver

City Attorney

Charles T. Solomon #26873  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, Colorado 80202  
Telephone: 720-913-3275  
Facsimile: 720-913-3180

Docket Number:

59125

Schedule Number:

05242-29-002-000

**STIPULATION (AS TO TAX YEAR 2011 ACTUAL VALUE)**

Petitioner, BRIAN J. ALLEN, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2011 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:

1420 S. Clayton Street  
Denver, Colorado 80210

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 2011.

Land	\$	238,100
Improvements	\$	<u>378,700</u>
Total	\$	616,800

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	\$	238100
Improvements	\$	<u>378,000</u>
Total	\$	616,800

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	\$	238,000
Improvements	\$	<u>357,000</u>
Total	\$	595,000

6. The valuations, as established above, shall be binding only with respect to tax year 2011.

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

The property is atypical for the area and further review of comparable sales indicates a lower value for the subject property.

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 20 day of December, 2011.

Agent/Attorney/Petitioner

Board of Equalization of the City and  
County of Denver

By: Brian J. Allen  
Brian J. Allen  
1420 S. Clayton St.  
Denver, CO 80210  
Telephone: 720-570-3408

By: Charles T. Solomon  
Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180  
Docket No: 59125