

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59161
Petitioner: 661 PEARL STREET LLC, 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.: 05039-11-016-000

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: \$750,000

(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 7th day of February 2012.

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



BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO

1313 Sherman Street, Room 315

Denver, Colorado 80203

Petitioner:

661 PEARL STREET LLC

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

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

Docket Number:

59161

Schedule Number:

05039-11-016-000

STIPULATION (AS TO TAX YEAR 2011 ACTUAL VALUE)

Petitioner, 661 PEARL STREET LLC 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:

661 Pearl St
Denver, CO 80203

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	\$	312,500
Improvements	\$	<u>480,100</u>
Total	\$	792,600

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	\$	312,500
Improvements	\$	<u>480,100</u>
Total	\$	792,600

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 2011.

Land	\$	312,500
Improvements	\$	<u>437,500</u>
Total	\$	750,000

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:

A review of market conditions and relative sales data warranted a reduction in value.

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.

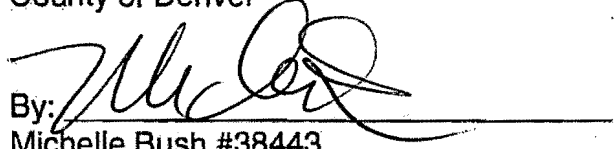
DATED this 1st day of February, 2012.

Agent/Attorney/Petitioner



By: _____
661 Pearl Street LLC
C/O Jeff Conn
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Denver, CO 80203
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Board of Equalization of the City and
County of Denver



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