

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61908
Petitioner: JAMES F. HEIMBECHER , 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.: 05113-21-020-000

Category: Abatement Property Type: Commercial Real
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: \$187,800

(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 5th day of March 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

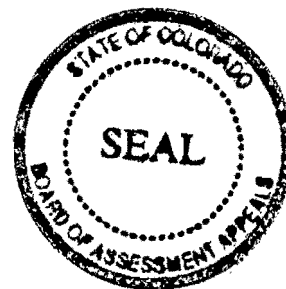
Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: JAMES F. HEIMBECHER	
v.	
Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	Docket Number: 61908
Attorney for Denver County Board of Commissioners	Schedule Number: 05113-21-020-000
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	
STIPULATION (AS TO TAX YEAR 2011 ACTUAL VALUE)	

Petitioner, JAMES F. HEIMBECHER, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters 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:

331 Clarkson St.
Denver, Colorado 80203

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

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2011.

Land	\$	118,300.00
Improvements	\$	<u>36,300.00</u>
Total	\$	154,600.00

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

Land	\$	118,300.00
Improvements	\$	<u>2,700.00</u>
Total	\$	121,000.00

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax year 2011.

Land	\$	118,300.00
Improvements	\$	<u>69,500.00</u>
Total	\$	187,800.00

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 has been re-classified from land to residential. The new discounts take into consideration the condition of the home (-10% deferred maintenance) and the physical location of the home on the site itself. (-5% alley parcel)

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 15th day of February, 2013.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

By: James F. Heimbecher
James F. Heimbecher
300 Washington Street
Denver, CO 80203 8166
Telephone: (303) 722-5166
Email: heimbecher@centurylink.net

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
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