

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61989
Petitioner: BULLWINKLE AUTO INC., 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.: 05226-12-008-000

Category: Abatement Property Type: Vacant Land
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$490,700

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 11-12 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 19th day of September 2013.

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



2013 SEP 16 AM 9:59

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: BULLWINKLE AUTO INC.	Docket Number: 61989
v.	
Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	Schedule Number: 05226-12-008-000
Attorney for Denver County Board of Commissioners 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 YEARS 2011 & 2012 ACTUAL VALUE)	

Petitioner, **BULLWINKLE AUTO INC.** and Respondent, **DENVER COUNTY BOARD OF COMMISSIONERS OF THE CITY AND COUNTY OF DENVER**, hereby enter into this Stipulation regarding the tax years 2011 & 2012 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:

1701 S Cherokee St
Denver, Colorado

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

3. The County Assessor originally assigned the following actual value to the subject property for tax years 2011 & 2012.

Land	\$	736,100
Improvements	\$	<u>-0-</u>
Total	\$	736,100

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

		736,100
Land	\$	<u>-0-</u>
Improvements	\$	736,100
Total	\$	

5. After further review and negotiation, the Petitioner and the Board of Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax years 2011 & 2012.

Land	\$	490,700
Improvements	\$	<u>-0-</u>
Total	\$	490,700

6. The valuations, as established above, shall be binding only with respect to tax years 2011 & 2012.

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

A review of available comparable land sales data and observations relative to the subject's characteristics has resulted in a 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 9th day of SEPTEMBER, 2013.

Agent/Attorney/Petitioner

Denver County Board of Commissioners of
the City and County of Denver

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