

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63561</b>
Petitioner: <b>ROY R RUSSELL JR. &amp; BONNIE L RUSSELL ,</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.: 05156-02-041-000**

**Category: Valuation      Property Type: Mixed Use**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  

**Total Value:            \$820,500**

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

**ORDER:**

Respondent is ordered to reduce the 2013 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 13th day of January 2014.

**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

*CMM*



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>ROY R. RUSSELL JR. &amp; BONNIE L. RUSSELL</b> v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  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:  63561  Schedule Number:  05156-02-041-000
<b>STIPULATION (AS TO TAX YEAR 2013 ACTUAL VALUE)</b>	

Petitioner, ROY R. RUSSELL JR. & BONNIE L. RUSSELL, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2013 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:  
  
700 S. Pearl Street and 620 E. Exposition Ave.  
Denver, Colorado 80209
2. The subject property is classified as commercial mixed use real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2013.

Land	\$	109,400.00
Improvements	\$	<u>748,600.00</u>
Total	\$	858,000.00

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	\$	109,400.00
Improvements	\$	<u>748,600.00</u>
Total	\$	858,000.00

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 2013.

Land	\$	109,400.00
Improvements	\$	<u>711,100.00</u>
Total	\$	820,500.00

6. The valuations, as established above, shall be binding only with respect to tax year 2013.

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

The recognition of different market comparables for the residential apartments.

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 January, 2014.

Agent/Attorney/Petitioner

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

By: Roy R. Russell, Jr.  
Roy R. Russell, Jr.  
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Docket No: 63561

ATTACHMENT TO BOAA #63561

		TOTAL			
Old Land:	\$109,400	New Land:	\$109,400	Chg. Land:	\$0
Old Imps:	<u>\$748,600</u>	New Imps:	<u>\$711,100</u>	Chg. Imps:	<u>-\$37,500</u>
Total:	\$858,000	Total:	\$820,500	Total:	<u>-\$37,500</u>

		Commercial/Industrial - 29%			
Old Land:	\$17,500	New Land:	\$17,500	Chg. Land:	\$0
Old Imps:	<u>\$138,400</u>	New Imps:	<u>\$138,400</u>	Chg. Imps:	<u>\$0</u>
Total:	\$155,900	Total:	\$155,900	Total:	\$0

		Residential/Apartment - 7.96%			
Old Land:	\$91,900	New Land:	\$91,900	Chg. Land:	\$0
Old Imps:	<u>\$610,200</u>	New Imps:	<u>\$572,700</u>	Chg. Imps:	<u>-\$37,500</u>
Total:	\$702,100	Total:	\$664,600	Total:	<u>-\$37,500</u>