

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64537
Petitioner: SALVADORE & JUVENTINA BONILLA , 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.: 05164-00-314-000

Category: Abatement Property Type: Mixed Use
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: \$560,900

(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 6th day of February 2015.

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



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SALVADOR & JUVENTINA BONILLA	
v.	Docket Number:
Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	64537
Attorney for Denver County Board of Commissioners	Schedule Number:
City Attorney Mitch T. Behr, #38452 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	05164-00-314-000
STIPULATION (AS TO TAX YEARS 2011 AND 2012 ACTUAL VALUE)	

Petitioner, SALVADOR & JUVENTINA BONILLA, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax years 2011 and 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:
756 S. Lipan Street
Denver, Colorado 80223
2. The subject property is classified as industrial mixed use real property.
3. The County Assessor originally assigned the following actual value on the subject property for tax years 2011 and 2012:

Land	\$	754,100.00
Improvements	\$	<u>5,300.00</u>
Total	\$	759,400.00

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

Land	\$	754,100.00
Improvements	\$	<u>5,300.00</u>
Total	\$	759,400.00

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

Land	\$	558,900.00
Improvements	\$	<u>2,000.00</u>
Total	\$	560,900.00

- See page three for value breakdown

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

7. Brief narrative as to why the reduction was made: The recognition of comparables in the area as well as the subject sales price supported 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 28th day of January, 2015.

Agent/Attorney for Petitioner

Denver County Board of Commissioners

By: Todd J. Stevens

By: Mitch T. Behr

Todd J. Stevens

Mitch T. Behr, #38452

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Docket No: 64537

ATTACHMENT TO BAA #64537

TOTAL					
Old Land:	\$754,100	New Land:	\$558,900	Chg. Land:	-\$195,200
Old Imps:	<u>\$5,300</u>	New Imps:	<u>\$2,000</u>	Chg. Imps:	<u>-\$3,300</u>
Total:	\$759,400	Total:	\$560,900	Total:	<u>-\$198,500</u>

Commercial/Industrial - 29%					
Old Land:	\$558,300	New Land:	\$414,100	Chg. Land:	-\$144,200
Old Imps:	<u>\$4,300</u>	New Imps:	<u>\$1,000</u>	Chg. Imps:	<u>-\$3,300</u>
Total:	\$562,600	Total:	\$415,100	Total:	<u>-\$147,500</u>

Residential/Apartment - 7.96%					
Old Land:	\$195,800	New Land:	\$144,800	Chg. Land:	-\$51,000
Old Imps:	<u>\$1,000</u>	New Imps:	<u>\$1,000</u>	Chg. Imps:	<u>\$0</u>
Total:	\$196,800	Total:	\$145,800	Total:	<u>-\$51,000</u>