

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64866
Petitioner: SHORTER ARMS LLC, 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.: 02352-29-021-000+5

Category: Abatement Property Type: Residential
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: \$2,390,400

(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 23rd day of October 2014.

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



2014 OCT 21 AM 9:40

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: SHORTER ARMS LLC	
v.	
Respondent: DENVER COUNTY BOARD OF COMMISSIONERS	Docket Number: 64866
Attorney for Denver County Board of Commissioners City Attorney	Schedule Numbers: 02352-29-021-000+5
 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 2013 ACTUAL VALUE)	

Petitioner, SHORTER ARMS LLC and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, 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 properties subject to this Stipulation are described as:

2727 Marion St, 2736 Downing St, 2636 Downing St,
1301 E 28th Ave, 2425 Downing St, and 2202 Downing St,
Denver, Colorado

2. The subject properties are classified as residential real property.

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

Land	\$	1,247,100
Improvements	\$	<u>1,969,300</u>
Total	\$	3,216,400

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

Land	\$	1,247,100
Improvements	\$	<u>1,404,100</u>
Total	\$	2,651,200

5. After further review and negotiation, the Petitioner and the Denver County Board of Commissioners agree to the following actual value for the subject properties for tax year 2013.

Land	\$	1,247,100
Improvements	\$	<u>1,143,300</u>
Total	\$	2,390,400

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:

Revised market sales support 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 14TH day of OCTOBER, 2014.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

By: 

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Telephone: 720-913-3275
Docket No. 64866

Schedule #	Land	Improvements	Total
02264-05-030-000	\$293,800	\$1,000	\$294,800
02264-05-031-000	\$68,800	\$149,300	\$218,100
02264-06-005-000	\$106,000	\$350,700	\$456,700
02265-26-009-000	\$228,800	\$1,000	\$229,800
02352-12-016-000	\$154,100	\$67,200	\$221,300
02352-29-021-000	\$395,600	\$574,100	\$969,700
	\$1,247,100	\$1,143,300	\$2,390,400