

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65116</b>
Petitioner: <b>HUNG NGUYEN AND VAN NGOC TRAN,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS.</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.: 05223-06-027-000**

**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:            \$216,700**

(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 12th day of February 2015.

**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



2015 FEB 10 AM 9:10

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>HUNG NGUYEN AND VAN NGOC TRAN</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF COMMISSIONERS</b> Attorney for Denver County Board of Commissioners of the City and County of Denver  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:  65116  Schedule Number:  05223-06-027-000
<b>STIPULATION (AS TO TAX YEAR 2011/2012 ACTUAL VALUE)</b>	

Petitioner, HUNG NGUYEN AND VAN NGOC TRAN and Respondent, BOARD OF COMMISSIONERS OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the 2011/2012 tax year 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:  
  
1200 S. Cherokee Street  
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	\$ 227,500
Improvements	<u>\$ 2,700</u>
Total	\$ 230,200

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:

Land	\$ 227,500
Improvements	<u>\$ 2,700</u>
Total	\$ 230,200

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

Land	\$ 214,000
Improvements	<u>\$ 2,700</u>
Total	\$ 216,700

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

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

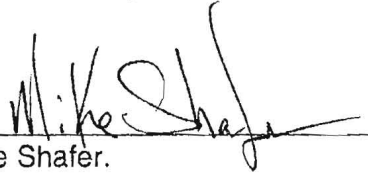
Based on further review of market data, ~~no~~<sup>an</sup> adjustment is warranted.

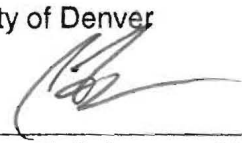
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 3<sup>rd</sup> day of February, 2015

Agent/Attorney/Petitioner

Board of Commissioners of the City and  
County of Denver

By: 

By: 

Mike Shafer.  
9233 Park Meadows Dr. #133  
Lone Tree, CO 80124  
Telephone: (303) 550-8815  
Email: msafer@propertytaxrefundconsultants.com

Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Docket No: 65116