# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

SURPLUS TOOLS & COMDTS INC & - ROGER ALLEN COX

٧.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

#### ORDER ON STIPULATION

Docket Number: 67219

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.: 05094-08-021-000+1

Category: Valuation Property Type: Commercial

- 2. Petitioner is protesting the 2015 actual value of the subject property.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

**Total Value:** \$366,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

### **ORDER:**

Respondent is ordered to reduce the 2015 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 July 2016.

## **BOARD OF ASSESSMENT APPEALS**

Dearem Willia

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Diane M. DeVries

Gordana Katardzic



2016 JUL -7 AM 9: 34 '

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:	
SURPLUS TOOLS & COMDTS INC., ET AL	Docket Number:
v,	67219
Respondent:	0,2,0
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Number:
Attorney for Denver County Board of Equalization	05094-08-021-000+1
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	

Petitioner, SURPLUS TOOL & COMDTS INC., ET AL., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

1411 W Alameda Ave. Denver, Colorado

2. The subject property is classified as commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

Land \$ 250,000.00 Improvements \$ 252,700.00 Total \$ 502,700.00

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 \$ 250,000.00 | Improvements \$ 252,700.00 | Total \$ 502,700.00

5. After further review and negotiation, the Petitioner and Board of County Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2015.

PARCEL 05094-08-021-000

Land	\$ 125,000.00
Improvements	\$ 113,000.00
Total	\$ 238,000.00

PARCEL 05094-08-040-000

Land	\$ 125,000.00
Improvements	\$ 3,000.00
Total	\$ 128,000.00

- 6. The valuations, as established above, shall be binding only with respect to tax year 2015.
  - 7. Brief narrative as to why the reduction was made:

A review of the income and expenses and occupancy of the subject property indicated a reduction in the value of the subject property.

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. Agent/Attorney/Petitioner Denver County Board of Equalization By: Dariush Bozorgpour Charles T. Solomon #26873 Property Tax Advisors, INC 201 West Colfax Avenue, Dept. 1207 3090 S Jamaica CT, Suite 204 Denver, CO 80202 Aurora, CO 80014 Telephone: 720-913-3275 Telephone: (303) 368-0500 Docket No: 67219

Email: dari@propertytaxadvisor.net

Both parties agree to be responsible for their own costs, expert and