BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO	Docket Number:	67643
1313 Sherman Street, Room 315		
Denver, Colorado 80203		
Petitioner:		
SPERO ARMATAS & BILLIE KAY MANIATIS		
v.		
Respondent:		
DENVER COUNTY BOARD OF EQUALIZATION		
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:

Subject property is describ	ed as follows:	
County Schedule No.:	05104-09-002-000	
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:\$217,500(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

## **ORDER:**

1.

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 15th day of June 2016.

#### **BOARD OF ASSESSMENT APPEALS**

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Diane M. DeVries

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Debra A. Baumbach

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of Assessment Appeals.

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

Gordana Katardzic



#### STATE OF COLORADO BD OF ASSESSMENT APPEALS

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	Docket Number:
v.	Doollot Hamber.
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DENVER COUNTY BOARD OF EQUALIZATION	Ochedule Multiber.
Attorney for Denver County Board of Equalization of the	05104-09-002-000
City and County of Denver	03104-03-002-000
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City Attomos	
City Attorney	
Obarlas T. Oslaman #00070	
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 2015 ACTUAL VALUE)

Petitioner, SPERO ARMATAS & BILLIE KAY MANIATIS, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, 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.

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

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

18 S Broadway St 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	\$ 140,500.00
Improvements	\$ <u>109,100.00</u>
Total	\$ 249,600.00

4. After appeal to the Denver 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	\$ 140,500.00
Improvements	\$ 109,100.00
Total	\$ 249,600.00

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

Land	\$ 140,500.00
Improvements	\$ 77,000.00
Total	\$ 217,500.00

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.

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 \_ ( day of June , 2016.

Agent/Attorney/Petitioner

By:

Kendra L. Goldstein Esq. Goldstein Law Firm, LCC 950 S Cherry St Suite 320 Denver, CO 80246 Telephone: 303-757-8865

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

By:

Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 67643