

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69976</b>
Petitioner: <b>HUNG NGOC NGUYEN</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF COUNTY 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 Appeal                      Property Type: Vacant Land**
  
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: \$318,500**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

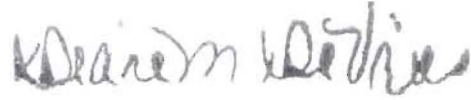
**ORDER:**

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 10th day of July 2017.

**BOARD OF ASSESSMENT APPEALS**




\_\_\_\_\_  
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



\_\_\_\_\_  
Christine Fontenot



2017 JUL -7 AM 10: 09

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>HUNG NGOC NGUYEN</b>	Docket Number:  69976
v.	Schedule Number:  05223-06-027-000
Respondent: <b>DENVER COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
Attorney for Denver County Board of County Commissioners  City Attorney  Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: charles.solomon@denvergov.org	
<b>STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)</b>	

Petitioner, HUNG NGOC NGUYEN, and Respondent, DENVER COUNTY BOARD OF COUNTY COMMISSIONERS, 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:  
  
1200 S Cherokee St  
Denver, CO
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	\$	386,800
Improvements	\$	<u>3,200</u>
Total	\$	390,000

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

Land	\$	386,800
Improvements	\$	<u>3,200</u>
Total	\$	390,000

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

Land	\$	317,500
Improvements	\$	<u>1,000</u>
Total	\$	318,500

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 further review of appropriate market sales data indicates 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 6<sup>th</sup> day of July, 2017.

Agent/Attorney/Petitioner

Denver County Board of County  
Commissioners

By: Mike Shafer

By: Charles T. Solomon

Mike Shafer  
Property Tax Refund Consultants LLC  
9233 Park Meadows Drive, Suite No. 133  
Lone Tree, CO 80124  
Telephone: 303-550-8815  
Email: ptrc@comcast.net

Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Docket No. 69976



MICHAEL B. HANCOCK  
Mayor

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

2017 JUL -7 AM 10: 09

DEPARTMENT OF LAW  
KRISTIN M. BRONSON  
CITY ATTORNEY

Municipal Operations Section  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202-5332  
p: 720-913-3275  
f: 720-913-3180

July 7, 2017

Colorado Board of Assessment Appeals  
1313 Sherman Street #315  
Denver, Colorado 80203

Re: Docket Number: 69976  
HUNG NGOC NGUYEN

Dear Chairperson and Members of the Board:

Please find the original of the Stipulation As to Value in this matter.

Sincerely,

Charles T. Solomon  
Assistant City Attorney

/sal

cc: Mike Shafer, Property Tax Refund Consultants, LLC

Enclosure