

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70108</b>
Petitioner: <b>MARK AJLUNI</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.: 02265-14-012-000**  
     **Category: Abatement Appeal                      Property Type: Commercial**
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

**Total Value: \$420,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

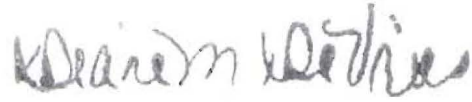
**ORDER:**

Respondent is ordered to reduce the 2016 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 3rd day of October 2017.

**BOARD OF ASSESSMENT APPEALS**

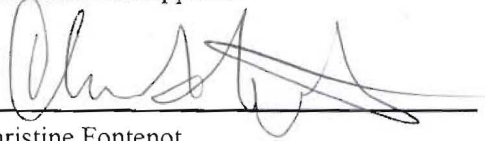


\_\_\_\_\_  
Diane M. DeVries

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 SEP 29 PM 3:08

<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>MARK AJLUNI</b>  v.  Respondent:  <b>DENVER COUNTY BOARD OF COUNTY COMMISSIONERS</b>	Docket Number:  70108  Schedule Number:  02265-14-012-000
Attorney for Denver County Board of County 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 Email: <a href="mailto:charles.solomon@denvergov.org">charles.solomon@denvergov.org</a>	
<b>STIPULATION (AS TO TAX YEAR 2016 ACTUAL VALUE)</b>	

Petitioner, MARK AJLUNI, and Respondent, DENVER COUNTY BOARD OF COUNTY COMMISSIONERS, hereby enter into this Stipulation regarding the tax year 2016 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:

1725 E 30<sup>TH</sup> AVE  
Denver, Colorado

2. The subject property is classified as a residential real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2016.

Land	\$	144,500.00
Improvements	\$	<u>284,000.00</u>
Total	\$	428,500.00

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

Land	\$	144,500.00
Improvements	\$	<u>215,500.00</u>
Total	\$	360,000.00

5. After further review and negotiation, the Petitioner and Denver County Board of County Commissioners of the City and County of Denver agree to the following actual value for the subject property for tax year 2016.

Land	\$	144,500.00
Improvements	\$	<u>275,500.00</u>
Total	\$	420,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2016.

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

Petitioner provided evidence that the City zoning department did not properly process the change of use permit in the time they had communicated to the petitioner for the subject to receive a residential classification. The petitioner agreed to the appraised value being raised to the original requested value but the change in classification from commercial to residential has resulted in a decrease in assessed value.

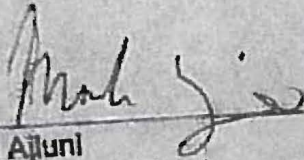
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 26 day of September, 2017.

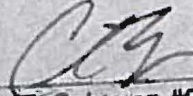
Agent/Attorney/Petitioner

Denver County Board of County Commissioners

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Docket No: 70106