

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71785</b>
Petitioner: <b>VIOLA M PENNETTI</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: 02203-30-040-000**  
     **Category: Valuation/Protest Appeal      Property Type: Mixed Use**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value: \$430,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.  
 The Denver County Assessor is directed to change his/her records accordingly.

**DATED** this 21st day of February 2019.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

*Yesenia Araujo*

\_\_\_\_\_  
Yesenia Araujo



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>VIOLA M PENNETTI</b>	
v.	
Respondent:	Docket Number:
<b>DENVER COUNTY BOARD OF EQUALIZATION</b>	71785
Attorney for Denver County Board of Equalization	Schedule Number:
City Attorney	02203-30-040-000
Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 E-mail: charles.solomon@denvergov.org	
<b>STIPULATION (AS TO 2017 ACTUAL VALUE)</b>	

Petitioner, VIOLA M PENNETTI, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the 2017 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:  
  
3425 W 38th Ave  
Denver, CO
2. The subject property is classified as commercial and residential real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2017.

COMMERCIAL CLASSIFICATION		
Land	\$	218,700.00
Improvements	\$	<u>300.00</u>
Total	\$	219,000.00

RESIDENTIAL CLASSIFICATION		
Land	\$	218,700.00
Improvements	\$	<u>300.00</u>
Total	\$	219,000.00

4. After appeal to the DENVER COUNTY BOARD OF EQUALIZATION, the DENVER COUNTY BOARD OF EQUALIZATION valued the subject property as follows:

COMMERCIAL CLASSIFICATION		
Land	\$	218,700.00
Improvements	\$	<u>300.00</u>
Total	\$	219,000.00

RESIDENTIAL CLASSIFICATION		
Land	\$	218,700.00
Improvements	\$	<u>300.00</u>
Total	\$	219,000.00

5. After further review and negotiation, the parties agree to the following actual value for the subject property for tax year 2017.

COMMERCIAL CLASSIFICATION		
Land	\$	163,000.00
Improvements	\$	<u>400.00</u>
Total	\$	163,400.00

RESIDENTIAL CLASSIFICATION

Land	\$	266,000.00
Improvements	\$	<u>600.00</u>
Total	\$	266,600.00

6. The valuations, as established above, shall be binding only with respect to 2017.

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

A review of comparable sales 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 6<sup>th</sup> day of February, 2019.

Agent/Attorney/Petitioner

Denver County Board of Equalization

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