

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JOHN P & DENO P DIKEOU v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 72108</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	05031-05-012-000
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2017 classification of the subject property.

3. The parties agreed that the 2017 classification of the subject property should be as follows:

Classification:	COMMERCIAL/RESIDENTIAL
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

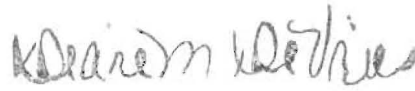
ORDER:

Respondent is ordered to change the 2017 classification of the subject property as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.

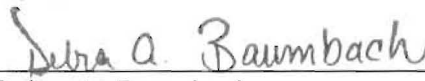
DATED AND MAILED this 24th day of October, 2018.

BOARD OF ASSESSMENT APPEALS

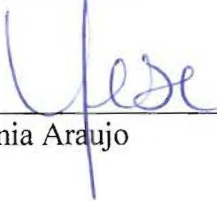


Diane M. DeVries

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



Debra A. Baumbach



Yesenia Araujo

2018 SEP 19 AM 8:09

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioners: JOHN P & DENO P DIKEOU	
v.	Docket Number:
Respondent:	72108
DENVER COUNTY BOARD OF EQUALIZATION	Schedule Number:
Attorney for the Denver County Board of Equalization	06031-05-012-000
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	
STIPULATION (AS TO TAX YEAR 2017 CLASSIFICATION AND ACTUAL VALUE)	

Petitioners, JOHN P & DENO P DIKEOU, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2017 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioners and Respondent agree and stipulate as follows:

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

1438-1470 Grant St.
Denver, Colorado
2. The subject property is currently classified as commercial real property.

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

Land	\$	2,510,300.00
Improvements	\$	<u>581,200.00</u>
Total	\$	3,091,500.00

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	\$	2,510,300.00
Improvements	\$	<u>581,200.00</u>
Total	\$	3,091,500.00

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value and classification for the subject property for tax year 2017.

<u>Commercial</u>		
Land	\$	2,037,100.00
Improvements	\$	337,100.00
<u>Residential</u>		
Land	\$	473,200.00
Improvements	\$	<u>244,100.00</u>
Total	\$	3,091,500.00

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

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

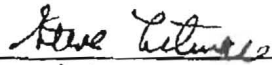
The classification was adjusted after review of the actual use of the property.

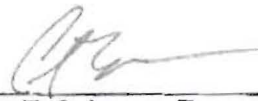
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 19th September day of ~~August~~, 2018.

Agent/Attorney/Petitioner

Denver County Board of Equalization

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