BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74029
Petitioner: MCDOUGAL & CO	
v.	_
Respondent:	
DENVER COUNTY BOARD OF COUNTY COMMISSIONERS	
ORDER ON STIPULATION	

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.: 02342-41-014-000

Category: Abatement Appeal Property Type: Other (MISC IMP)

- 2. Petitioner is protesting the 15-16 actual value of the subject property.
- 3. The parties agreed that the 15-16 actual value of the subject property should be reduced to:

Total Value: \$525,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

## **ORDER:**

Respondent is ordered to reduce the 15-16 actual value of the subject property, as set forth above.

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

1

**DATED** this 10th day of July 2019.

**BOARD OF ASSESSMENT APPEALS** 

KDearin Dirlie

Diane M. DeVries Suiza 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

STATE OF COLORADO BD OF ASSESSMENT APPEALS

2019 JUL 10 PM 4:08

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO	
1313 Sherman Street, Room 315	
Denver, Colorado 80203	
Petitioner:	
MCDOUGAL & CO	
V.	Docket Number:
Respondent:	74029
DENVER COUNTY BOARD OF COUNTY COMMISSIONERS	Schedule Number:
Attorney for Denver County Board of County	02342-41-014-000
Commissioners	02042-41-014-000
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	

Petitioner, MCDOUGAL & CO, and Respondent, DENVER COUNTY BOARD OF COUNTY COMMISSIONERS, hereby enter into this Stipulation regarding the tax year 2015-16 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:

2055 California St Denver, Colorado 2. The subject property is classified as vacant land.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2015-16.

02342-41-014-0	000	
Land	\$	565,700.00
Improvements	\$	1,000.00
Total	\$	566,700.00

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

02342-41-014-0	000	
Land	\$	565,700.00
Improvements	\$	1,000.00
Total	\$	566,700.00

5. After further review and negotiation, the Parties agree to the following actual value for the subject property for tax years 2015-16.

02342-41-014-0	000	
Land	\$	524,000.00
Improvements	\$	1,000.00
Total	\$	525,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2015-16.

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.

By:

DATED 2019.

Agent/Attorney/Petitioner

By: **Todd Stevens** 

Stevens & Associates, Inc. 10303 E Dry Creek Rd. Suite #240 Englewood, CO 80112 Telephone: (303) 347-1878 Email: todd@stevensandassoc.com Denver County Board of County Commissioners

/s/ Charles T. Solomon

Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 74029