

|  |                             |
|--|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203 | <b>Docket Number: 76786</b> |
| Petitioner:<br><b>DACHENG ZHOU</b><br><br>v.<br>Respondent:<br><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.: 00174-04-097-097**  
**Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$190,700**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

**DATED** this 20th day of February 2020.

**BOARD OF ASSESSMENT APPEALS**

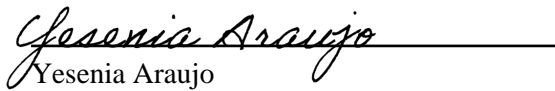


\_\_\_\_\_  
Diane M. DeVries

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



2019 DEC 12 PM 12:03  
STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

|   |   |
|---|---|
| <b>BOARD OF ASSESSMENT APPEALS</b><br><b>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   |   |
| Petitioner:<br><b>DACHENG ZHOU</b><br><br>v.<br>Respondent:<br><b>DENVER COUNTY BOARD OF COMMISSIONERS</b><br>Attorneys for Denver County Board of Commissioners<br>City Attorney<br><br>City Attorney<br><br>Charles T. Solomon #26873<br>Assistant City Attorney<br>201 West Colfax Avenue, Dept. 1207<br>Denver, Colorado 80202<br>Telephone: 720-913-3275<br>Email: charles.solomon@denvergov.org | Docket Number:<br><br>76786<br><br>Schedule Number:<br><br>00174-04-097-097 |
| <b>STIPULATION (AS TO TAX YEAR 2019 ACTUAL VALUE)</b>   |   |

Petitioner, DACHENG ZHOU and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax year 2019 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:  
  
5255 Memphis St 921  
Denver, CO

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

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2019.

|              |    |                |
|--------------|----|----------------|
| Land         | \$ | 24,700         |
| Improvements | \$ | <u>176,700</u> |
| Total        | \$ | 201,400        |

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

|              |    |                |
|--------------|----|----------------|
| Land         | \$ | 24,700         |
| Improvements | \$ | <u>176,700</u> |
| Total        | \$ | 201,400        |

5. After further review and negotiation, the Petitioner and the Denver County Board of Commissioners agree to the following actual value for the subject property for tax year 2019.

|              |    |                |
|--------------|----|----------------|
| Land         | \$ | 24,700         |
| Improvements | \$ | <u>166,000</u> |
| Total        | \$ | 190,700        |

6. The valuations, as established above, shall be binding only with respect to tax year 2019.

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

A further review of appropriate residential market 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 11 day of December, 2019.

Agent/Attorney/Petitioner

Denver County Board of Commissioners

By:   
Dacheng Zhou  
6138 Tilden St  
Fort Collins, CO 80528-7117  
Telephone: 970-215-3167  
Email: wenxinyan@yahoo.com

By: /s/ Charles T. Solomon  
Charles T. Solomon #26873  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Docket No. 76786  
Email: charles.solomon@denvergov.org