

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78835
Petitioner: EHSAN GHAFFARI v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
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.: 05038-20-069-069
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: \$335,000
(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 21st day of June 2021.

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.



Sondra W. Mercier

Martha Hernandez Sanchez
Martha Hernandez Sanchez



Emailed to
Charles Solomon
6/2/21
& 6/16/21

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: EHSAN GHAFFARI v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization 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	Docket Number: 78835 Schedule Number: 05038-20-069-069
STIPULATION (AS TO TAX YEAR 2019 ACTUAL VALUE)	

Petitioner, EHSAN GHAFFARI and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, 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:

800 N Pearl St Apt 508
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	\$	31,300
Improvements	\$	<u>343,500</u>
Total	\$	374,800

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

Land	\$	31,300
Improvements	\$	<u>343,500</u>
Total	\$	374,800

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

Land	\$	31,300
Improvements	\$	<u>303,700</u>
Total	\$	335,000

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 06/02/2021, 2020.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By:  _____

Ehsan Ghaffari
1449 W Littleton Blvd #201
Littleton, Colorado 80120-2127
Telephone: 303-263-9630
Email: sheangaffari@gmail.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. 78835
Email: charles.solomon@denvergov.org