

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SALVADOR A. RIVERA,</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION.</p>	<p>Docket Nos.: 44150 & 44151</p>
<p>ORDER</p>	

THIS MATTER was heard by the Board of Assessment Appeals on June 30, 2006, Diane M. Devries and Steffen A. Brown presiding. Petitioner appeared pro se. Respondent was represented by Max Taylor, Esq. Petitioner is protesting the 2004 actual value of the subject property.

PROPERTY DESCRIPTION:

Subject property is described as follows:

**2200 West 38th Avenue Appx.
Denver County Schedule Nos. 02282-05-011-000, 02282-05-012-000**

The subject property consists of two contiguous parcels of vacant land each approximately 3,670 square feet in size.

FINDINGS OF FACT:

1. Docket Numbers 44150 and 44151 were consolidated for the purpose of this hearing.
2. The parcels, described as “carriage” or alley lots, do not have utilities, are small and unbuildable.

3. Petitioner purchased the subject property in 2000 for \$7,300.00 at a tax sale. Petitioner is requesting a 2004 actual value of \$7,300.00 based on the purchase price. Prices paid for property sold at tax sales typically are not considered to represent market value.

4. Respondent presented an indicated value of \$5,900.00 for each of the parcels based on the market approach.

5. Respondent presented three comparable sales ranging in price from \$22,500.00 to \$50,000.00 and in size from 3,125 to 6,030 square feet. After adjustments for differences in physical and locational characteristics, the sales ranged from \$5,372.00 to \$7,920.00. Based on the market approach, Respondent concluded to an indicated value for each parcel of \$5,900.00.

6. Respondent assigned an actual value of \$5,900.00 to each parcel for tax year 2004.

7. After applying an 80% discount to Respondent's comparable sales to reflect the subject's inferior interior site, the sales prices ranged from \$1.44 to \$2.01 per square foot or from \$5,284.80 to \$7,376.70. The value assigned to the subject property for tax year 2004 falls at the lower end of the range of sales presented.

CONCLUSIONS OF LAW:

Respondent presented sufficient probative evidence and testimony to prove that the subject property was correctly valued for tax year 2004.

ORDER:

The petition is denied.

APPEAL:

Petitioner may petition the Court of Appeals for judicial review within 45 days from the date of this decision.

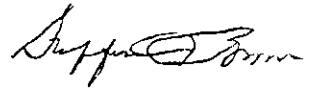
If Respondent alleges procedural errors or errors of law by this Board, Respondent may petition the Court of Appeals for judicial review within 30 days from the date of this decision.

DATED and MAILED this 14th day of July 2006.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries

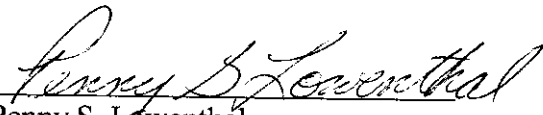


Steffen A. Brown

This decision was put on the record

JUL 13 2006

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



Penny S. Lowenthal