# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

GROUP W TELEVISION STATIONS INC. -

٧.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

#### ORDER ON STIPULATION

Docket Number: 68473

**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 decision.

#### FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 05038-07-002-000

Category: Valuation Property Type: Commercial

- 2. Petitioner is protesting the 2015 actual value of the subject property.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$4,923,100

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

#### **ORDER:**

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

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

### **DATED AND MAILED** this 22nd day of August 2016.

#### **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

Gordana Katardzie

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| BOARD OF ASSESSMENT APPEALS                      |                  |
|--|------------------|
| STATE OF COLORADO                                |                  |
| 1313 Sherman Street, Room 315                    |                  |
| Denver, Colorado 80203                           | 1                |
| Petitioner:                                      |                  |
| GROUP W TELEVISION STATIONS INC.                 |                  |
| :  | Docket Number:   |
| v.   |                  |
|  | 68473            |
| Respondent:                                      |                  |
|  | Schedule Number: |
| DENVER COUNTY BOARD OF EQUALIZATION              | 05038-07-002-000 |
| Attorney for Denver County Board of Equalization | 05036-07-002-000 |
| City Attorney                                    |                  |
| Ony reconsty                                     |                  |
|  |                  |
|  |                  |
| 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             | 1                |
| STIDILL ATION (AS TO TAY VEAD 2015 ACT           | THAT VALUE       |
| STIPULATION (AS TO TAX YEAR 2015 ACT             | DAL VALUE)       |

Petitioner, GROUP W TELEVISION STATIONS INC. and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2015 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:

1044 Lincoln St Denver, Colorado

| 2. | The subject | property is | classified a | as commercial | real | prope | erty. |
|----|-------------|-------------|--------------|---------------|------|-------|-------|
|----|-------------|-------------|--------------|---------------|------|-------|-------|

| 3.           | The County Assessor originally assigned the following actual value on the |
|--------------|---|
| subject prop | erly for tax year 2015.   |

| Land         | \$<br>4,312,000 |
|--------------|-----------------|
| Improvements | \$<br>885,900   |
| Total        | \$<br>5,197,900 |

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         | \$<br>4,312,000 |
|--------------|-----------------|
| Improvements | \$<br>1,088,000 |
| Total        | \$<br>5,400,000 |

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 for the subject property for tax year 2015.

| Land         | \$<br>4,312,000 |
|--------------|-----------------|
| Improvements | \$<br>611,100   |
| Total        | \$<br>4,923,100 |

- 6. The valuations, as established above, shall be binding only with respect to tax year 2015.
- 7. Brief narrative as to why the reduction was made:

Review of the income and expense information for the subject property indicated that reduction was warranted.

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 17 Hoday of August, 2016.

Agent/Attorney/Petitioner

Denver County Board of Equalization

Ethan Hom

Matt Poling Ryan, LLC

5251 DTC Parkway Suite 1045

Greenwood, CO 80111 Telephone: 720-524-0022 Charles T. Solomon #26873

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Docket No. 68473