

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71987
Petitioner: 50-50 LLC 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.: 01183-02-023-000+1
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$4,131,500
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 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 13th day of March 2018.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

Christine Fontenot

Christine Fontenot



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 50-50 LLC	Docket Number: 71987
v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization	Schedule Numbers: 01183-02-023-000 01183-02-024-000
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	

STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)

Petitioner, 50-50 LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2017 valuation of the subject properties, 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 properties subject to this Stipulation are described as:

5050 Ash Street & 4300 E. 51st Avenue
Denver, Colorado Denver, Colorado

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

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2017.

01183-02-023-000		
Land	\$	755,500.00
Improvements	\$	<u>239,800.00</u>
Total	\$	981,200.00

01183-02-024-000		
Land	\$	1,146,600.00
Improvements	\$	<u>2,564,600.00</u>
Total	\$	3,711,200.00

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:

01183-02-023-000		
Land	\$	755,500.00
Improvements	\$	<u>239,800.00</u>
Total	\$	981,200.00

01183-02-024-000		
Land	\$	1,146,600.00
Improvements	\$	<u>2,564,600.00</u>
Total	\$	3,711,200.00

5. After further review and negotiation, the Petitioner and Board of County Equalization of the City and County of Denver agree to the following actual value for the subject properties for tax year 2017.

01183-02-023-000		
Land	\$	419,300.00
Improvements	\$	<u>1,000.00</u>
Total	\$	420,300.00

01183-02-024-000		
Land	\$	1,146,600.00
Improvements	\$	<u>2,564,600.00</u>
Total	\$	3,711,200.00

6. The valuations, as established above, shall be binding only with respect to tax year 2017.

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

On parcel 01183-02-023-000, a retention pond takes up approximately 30% of the lot at 5050 Ash and the improvements contribute little to no value. Petitioner agrees to no value change on parcel 01183-02-024-000.

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 28th day of FEBRUARY, 2018.

Agent/Attorney/Petitioner

Denver County Board of Equalization of
the City and County of Denver

By: 

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50-50 LLC
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By: 

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Docket No: 71987



DENVER
THE MILE HIGH CITY

MICHAEL B. HANCOCK
Mayor

S
March 8, 2018

DEPARTMENT OF LAW
KRISTIN M. BRONSON
CITY ATTORNEY

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STATE OF COLORADO
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Colorado Board of Assessment Appeals
1313 Sherman Street #315
Denver, Colorado 80203

Re: Docket Number: 71987
50-50 LLC

Dear Chairperson and Members of the Board:

Please find a copy of the Stipulation As to Value in this matter.

Sincerely,

Charles T. Solomon
Assistant City Attorney

/sal

cc: Brooke Banbury, 50-50 LLC

Enclosure