

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>BAYLE HOLDINGS LLC</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 72148</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule Nos.: 05133-00-181-000, 05133-00-208-000, 05133-00-211-000
 Appeal Category: VALUATION
 Current Classification: RESIDENTIAL
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 classification, actual value and county schedule number of the subject property should be as follows:

Classification: RESIDENTIAL
 Actual Value: \$10,250,000
 County Schedule No.: 05133-00-214-000

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

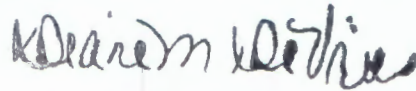
ORDER:

Respondent is ordered to change 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 this 26 day of April, 2019.

BOARD OF ASSESSMENT APPEALS

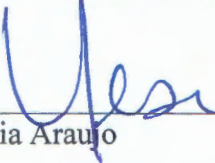


Diane M. DeVries



Debra A. Baumbach

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



Yesenia Araujo

2019 APR 25 PM 3: 51

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: BAYLE HOLDINGS LLC v.	Docket Number: 72148
Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization	Schedule Number: 05133-00-214-000
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, BAYLE HOLDINGS LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2017 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:

41 Polo Club Cir
Denver, Colorado
2. The subject property is classified as residential property.

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

05133-00-181-000		
Land	\$	1,945,400.00
Improvements	\$	<u>0.00</u>
Total	\$	1,945,400.00

05133-00-208-000		
Land	\$	108,900.00
Improvements	\$	<u>0.00</u>
Total	\$	108,900.00

05133-00-211-000		
Land	\$	7,221,300.00
Improvements	\$	<u>2,307,600.00</u>
Total	\$	9,528,900.00

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

05133-00-181-000		
Land	\$	1,945,400.00
Improvements	\$	<u>0.00</u>
Total	\$	1,945,400.00

05133-00-208-000		
Land	\$	108,900.00
Improvements	\$	<u>0.00</u>
Total	\$	108,900.00

05133-00-211-000		
Land	\$	7,221,300.00
Improvements	\$	<u>2,307,600.00</u>
Total	\$	9,528,900.00

5. After further review and negotiation, the Parties to the following actual value for the subject property for tax year 2017.

**Original parcels combined/split after filing to the BAA.*

05133-00-214-000

Land	\$	9,275,600.00
Improvements	\$	<u>974,400.00</u>
Total	\$	10,250,000.00

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:

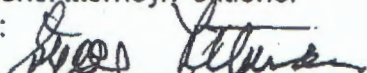
A review of the of the comparable sales of the subject property indicated a reduction in the value of the subject property.

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 April 25, 2019.

Agent/Attorney/Petitioner

By:



Steve Letman
 Consultus Asset Valuation
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 Englewood, CO 80112
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steve@consultus.biz

Denver County Board of Equalization

By:

/s/ Charles T. Solomon

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