

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74189
Petitioner: MCDONALDS REAL ESTATE COMPANY 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.: 02349-25-010-000+1
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$2,846,100
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

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

DATED this 23rd day of January 2019.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

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

Yesenia Araujo



2019 JAN 23 AM 10: 02

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: MCDONALDS REAL ESTATE COMPANY v.	Docket Number: 74189
Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver	Schedule Number: 02349-25-010-000+1
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 2018 ACTUAL VALUE)	

Petitioner, MCDONALDS REAL ESTATE COMPANY and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2018 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:

505 E Colfax & 1522 Pennsylvania Street
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 2018.

02349-25-010-000	
Land	\$ 1,500,000.00
Improvements	\$ <u>1,000.00</u>
Total	\$ 1,501,000.00

02349-25-022-000	
Land	\$ 1,660,100.00
Improvements	\$ <u>1,000.00</u>
Total	\$ 1,661,100.00

4. After appeal to the Denver County 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:

02349-25-010-000	
Land	\$ 1,500,000.00
Improvements	\$ <u>1,000.00</u>
Total	\$ 1,501,000.00

02349-25-022-000	
Land	\$ 1,660,100.00
Improvements	\$ <u>1,000.00</u>
Total	\$ 1,661,100.00

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 2018.

02349-25-010-000	
Land	\$ 1,350,000.00
Improvements	\$ <u>1,000.00</u>
Total	\$ 1,351,000.00

02349-25-022-000	
Land	\$ 1,494,100.00
Improvements	\$ <u>1,000.00</u>
Total	\$ 1,495,100.00

6. The valuations, as established above, shall be binding only with respect to tax year 2018.

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

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

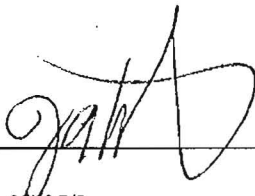
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED January 23, 2019.

Agent/Attorney/Petitioner

Board of Equalization of the City and
County of Denver

By:



By: */s/ Charles T. Solomon*

Jason Letman
Consultus Asset Valuation
68 Inverness Lane East #103
Englewood, CO 80112
Telephone: (303) 770-2420
Email: jletman@consultus.biz

Charles T. Solomon #26873
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Docket No: 74189