



DATED this 9th day of March 2020.

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

*Cesenia Araujo*  
Cesenia Araujo



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2020 JAN 29 AM 10:54 Docket Number: 76951 Schedule Number: 05262-23-048-000
Petitioner: <b>FIRSTBANK OF CHERRY CREEK</b> v. Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorney for Denver County Board of Equalization 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	
<b>STIPULATION (AS TO TAX YEAR 2019 ACTUAL VALUE)</b>	

Petitioner, FIRSTBANK OF CHERRY CREEK, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2019 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:  
 1316 E EVANS AVE  
 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 2019.

05262-23-048-000		
Land	\$	1,407,900.00
Improvements	\$	<u>1,229,700.00</u>
Total	\$	2,637,600.00

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

05262-23-048-000		
Land	\$	1,407,900.00
Improvements	\$	<u>1,229,700.00</u>
Total	\$	2,637,600.00

5. After further review and negotiation, the Parties agree to the following actual value for the subject property for tax year 2019.

05262-23-048-000		
Land	\$	1,407,900.00
Improvements	\$	<u>992,100.00</u>
Total	\$	2,400,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2019.

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

Further review of the cost, market and income approaches to value indicated a 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 January 23, 2019.

Agent/Attorney/Petitioner

Denver County Board of Equalization

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