

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78029
Petitioner: QUE BUENO! 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.: 05227-04-063-000
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$3,300,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 5th day of May 2020.

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 Katardzic



2020 APR 23 PM 4:40

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78029 Schedule Number: 05227-04-063-000
Petitioner: QUE BUENO LLC v. Respondent:	
DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization of the City and County of Denver	
City Attorney Charles T. Solomon #26873 Julie K. Schneider #52466 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: charles.solomon@denvergov.org Email: julie.schneider@denvergov.org	
STIPULATION (AS TO TAX YEAR 2019 ACTUAL VALUE)	

Petitioner, QUE BUENO LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, 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:

1518 S Pearl St
Denver, Colorado

2. The subject property is classified as commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2019

05227-04-063-000		
Land	\$	858,600.00
Improvements	\$	<u>2,551,500.00</u>
Total	\$	3,410,100.00

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

05227-04-063-000		
Land	\$	858,600.00
Improvements	\$	<u>2,551,500.00</u>
Total	\$	3,410,100.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2019.

05227-04-063-000		
Land	\$	858,600.00
Improvements	\$	<u>2,441,400.00</u>
Total	\$	3,300,000.00

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:

A review of the income and expenses and occupancy 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 23, 2020.

Agent/Attorney/Petitioner

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Denver County Board of Equalization
the City and County of Denver

By: /s/ Charles T. Solomon

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