# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: JRL 51ST STREET LLC v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION

**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.: 02154-00-050-000+1

Category: Valuation/Protest Appeal Property Type: Commercial

ORDER ON STIPULATION

- 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:** \$9,446,400

(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 29th day of October 2020.

### **BOARD OF ASSESSMENT APPEALS**

Diane M. DeVries

Diane M. DeVries

Dura a. Baumbach

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

Debra A. Baumbach

Martha Hernandez Sanchez

Martha Hernandez Sanchez

# BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

**JRL 51ST STREET LLC** 

v. Docket Number:

Schedule Number:

02154-00-050-000+1

Respondent: 78857

DENVER COUNTY BOARD OF EQUALIZATION

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## STIPULATION (AS TO TAX YEAR 2019 ACTUAL VALUE)

Petitioner, JRL 51ST STREET LLC, 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:

510 E 51st Ave and 480 E 51st 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.

02154-00-050-000 1,534,300.00 Land \$ **Improvements**  $1,534,300.0\overline{0}$ Total 02154-00-053-000 Land 16,327,500.00 \$ **Improvements** 1,000.00 \$ Total 16,328,500.00

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

02154-00-050-000 Land 657,500.00 \$ **Improvements** 657,500.00 Total 02154-00-053-000 11,662,500.00 Land \$ **Improvements** \$ 1,000.00 11,663,500.00 Total

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

02154-00-050-000 504,100.00 Land \$ \$ **Improvements** 504,100.00 Total 02154-00-053-000 \$ 8,941,300.00 Land 1,000.00 **Improvements** 8,942,300.00 Total

- 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:

The value was adjusted after further review of the market and income approaches to value.

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	October 2	, 2020.
Agent/Attorney/Petitioner		Denver County Board of Equalization

By:

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