

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 79918</b>
Petitioner: <b>MEAL, LLC</b>  v. Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 02283-21-004-000**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2020 actual value of the subject property.
3. The parties agreed that the 2020 actual value of the subject property should be reduced to:

**Total Value: \$3,771,600**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2020 actual value of the subject property, as set forth above.

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

**DATED** this 9th day of December 2021.

**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.



---

Sondra W. Mercier



---

Stephanie Cobso



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>MEAL, LLC</b> v.  Respondent:  <b>DENVER COUNTY BOARD OF EQUALIZATION AND</b> <b>DENVER COUNTY BOARD OF COMMISSIONERS</b>	Docket Number:  2021BAA652 and 79918  Schedule Number:  02283-21-004-000
Attorney for Denver County Board of Equalization and Denver County Board of Commissioners  City Attorney Charles T. Solomon #26873 Paige Arrants #50077 Assistant City Attorneys 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: charles.solomon@denvergov.org Email: paige.arrants@denvergov.org	
<b>STIPULATION (AS TO TAX YEAR 2019 and 2020 ACTUAL VALUE)</b>	

Petitioner, MEAL, LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION AND DENVER COUNTY BOARD OF COMMISSIONERS, hereby enter into this Stipulation regarding the tax year 2019 and 2020 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:

2904 N Zuni 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 2019 and 2020.

02283-21-004-000		
Land	\$	2,819,800.00
Improvements	\$	<u>1,215,300.00</u>
Total	\$	4,035,100.00

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

02283-21-004-000		
Land	\$	2,819,800.00
Improvements	\$	<u>1,215,300.00</u>
Total	\$	4,035,100.00

5. After further review and negotiation, the Parties agree to the following actual value for the subject property for tax year 2019 and 2020.

02283-21-004-000		
Land	\$	2,819,800.00
Improvements	\$	<u>951,800.00</u>
Total	\$	3,771,600.00

6. The valuations, as established above, shall be binding only with respect to tax year 2019 and 2020.

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 December 3, 2021.

Agent/Attorney/Petitioner

Denver County Board of Equalization and  
Denver County Board of Commissioners

By:   
Kendra L Goldstein  
Goldstein Law Firm  
950 S Cherry Street, Suite 320  
Denver, CO 80246  
Telephone: (303) 757-8865  
Email: kendra@goldsteinlf.com

By: /s/ Charles T. Solomon  
Charles T. Solomon #26873  
Paige Arrants #50077  
Assistant City Attorneys  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Email: charles.solomon@denvergov.org  
Email: paige.arrants@denvergov.org  
Docket No: 2021BAA652 and 79918