

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 80354</b>
Petitioner: <b>ARC HOSPITALITY SMT SHS DENCO</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.: 00041-02-003-000**  
**Category: Valuation/Protest Appeal      Property Type: Mixed Use**
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: \$10,000,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

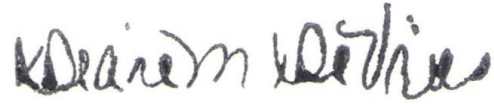
**ORDER:**

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 21st day of April 2021.

**BOARD OF ASSESSMENT APPEALS**



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Diane M. DeVries

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



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Sondra W. Mercier

Martha Hernandez Sanchez  
Martha Hernandez Sanchez



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  80354  Schedule Number:  00041-02-003-000
Petitioner:  <b>ARC HOSPITALITY SMT SHS DENCO</b> v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorney for Denver County Board of Equalization  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 2020 ACTUAL VALUE)</b>	

Petitioner, ARC HOSPITALITY SMT SHS DENCO and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 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:  
  
18350 E 68<sup>th</sup> Ave  
Denver, Colorado

2. The subject property is classified as both residential and commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2020

		Commercial	Residential	Total
Land	\$	1,467,300.00	463,300.00	1,930,600.00
Improvements	\$	<u>6,690,200.00</u>	<u>2,112,800.00</u>	<u>8,803,000.00</u>
Total	\$	8,157,500.00	2,576,100.00	10,733,600.00

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

		Commercial	Residential	Total
Land	\$	1,467,300.00	463,300.00	1,930,600.00
Improvements	\$	<u>6,690,200.00</u>	<u>2,112,800.00</u>	<u>8,803,000.00</u>
Total	\$	8,157,500.00	2,576,100.00	10,733,600.00

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

		Commercial	Residential	Total
Land	\$	1,467,300.00	463,300.00	1,930,600.00
Improvements	\$	<u>6,132,700.00</u>	<u>1,936,700.00</u>	<u>8,069,400.00</u>
Total	\$	7,600,000.00	2,400,000.00	10,000,000.00

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

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

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

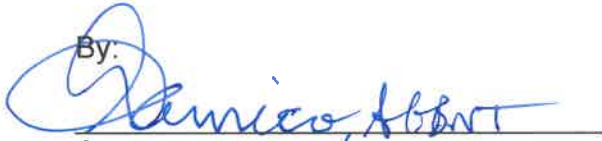
8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 21 day of April, 2021.

Agent/Attorney/Petitioner

Denver County Board of Equalization  
the City and County of Denver

By:



Greg Damico  
Tax Advisors, PLLC  
203 SE Park Plaza Dr., Ste. 230  
Vancouver, WA 98684-5004  
Telephone: 360-903-9088

By:

/s/ Charles T. Solomon

Charles T. Solomon #26873  
Paige Arrants #50077  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Docket No: 80354  
Email: charles.solomon@denvergov.org  
Email: paige.arrants@denvergov.org