

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76901
Petitioner: ROYAL CREST DAIRY INC 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.: 05151-02-003-000+7
Category: Valuation/Protest Appeal Property Type: Mixed Use
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: \$8,687,200
(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 27th day of April 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

Gordana Katardzic

Gordana Katardzic



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76901 Schedule Number: 05151-02-003-000+7
Petitioner: ROYAL CREST DAIRY INC v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION 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	
STIPULATION (AS TO TAX YEAR 2019 ACTUAL VALUE)	

Petitioner, ROYAL CREST DAIRY INC, 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:

308 S Pearl St, Denver CO	350 S Pearl St, Denver CO
310 S Pearl St, Denver CO	329 S Pearl St, Denver CO
324 S Pearl St, Denver CO	345 S Pearl St, Denver CO
388 S Pearl St, Denver CO	305 S Pearl St, Denver CO
2. The subject property is classified as mixed commercial and residential real property.

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

05151-02-003-000		
Land	\$	241,300.00
Improvements	\$	<u>1,000.00</u>
Total	\$	242,300.00
05151-02-004-000		
Land	\$	906,300.00
Improvements	\$	<u>1,000.00</u>
Total	\$	907,300.00
05151-02-005-000		
Land	\$	453,200.00
Improvements	\$	<u>703,400.00</u>
Total	\$	1,156,600.00
05151-02-013-000		
Land	\$	286,500.00
Improvements	\$	<u>724,700.00</u>
Total	\$	1,011,200.00
05151-02-030-000		
Land	\$	3,121,300.00
Improvements	\$	<u>161,900.00</u>
Total	\$	3,283,200.00
05151-03-026-000		
Land	\$	453,100.00
Improvements	\$	<u>1,000.00</u>
Total	\$	454,100.00
05151-03-037-000		
Land	\$	1,812,500.00
Improvements	\$	<u>1,000.00</u>
Total	\$	1,813,500.00
05151-03-041-000		
Land	\$	771,000.00
Improvements	\$	<u>1,000.00</u>
Total	\$	772,000.00

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

05151-02-003-000		
Land	\$	241,300.00
Improvements	\$	<u>1,000.00</u>
Total	\$	242,300.00
05151-02-004-000		
Land	\$	906,300.00
Improvements	\$	<u>1,000.00</u>
Total	\$	907,300.00
05151-02-005-000		
Land	\$	453,200.00
Improvements	\$	<u>615,600.00</u>
Total	\$	1,068,800.00
05151-02-013-000		
Land	\$	286,500.00
Improvements	\$	<u>724,700.00</u>
Total	\$	1,011,200.00
05151-02-030-000		
Land	\$	3,121,300.00
Improvements	\$	<u>1,000.00</u>
Total	\$	3,122,300.00
05151-03-026-000		
Land	\$	453,100.00
Improvements	\$	<u>1,000.00</u>
Total	\$	454,100.00
05151-03-037-000		
Land	\$	1,812,500.00
Improvements	\$	<u>1,000.00</u>
Total	\$	1,813,500.00
05151-03-041-000		
Land	\$	771,000.00
Improvements	\$	<u>1,000.00</u>
Total	\$	772,000.00

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

05151-02-003-000		
Land	\$	241,300.00
Improvements	\$	<u>1,000.00</u>
Total	\$	242,300.00

05151-02-004-000		
Land	\$	906,300.00
Improvements	\$	<u>1,000.00</u>
Total	\$	907,300.00

05151-02-005-000		
Land	\$	453,200.00
Improvements	\$	<u>900.00</u>
Total	\$	454,100.00

05151-02-013-000		
Land	\$	286,500.00
Improvements	\$	<u>635,100.00</u>
Total	\$	921,600.00

05151-02-030-000		
Land	\$	3,121,300.00
Improvements	\$	<u>1,000.00</u>
Total	\$	3,122,300.00

05151-03-026-000		
Land	\$	453,100.00
Improvements	\$	<u>1,000.00</u>
Total	\$	454,100.00

05151-03-037-000		
Land	\$	1,812,500.00
Improvements	\$	<u>1,000.00</u>
Total	\$	1,813,500.00

05151-03-041-000		
Land	\$	771,000.00
Improvements	\$	<u>1,000.00</u>
Total	\$	772,000.00

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:

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 April 2, 2020.

Agent/Attorney/Petitioner

Denver County Board of Equalization

By:



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