

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

ROCKY MOUNTAIN PLAZA SELF STORAGE, LLC,

v.

Respondent:

LARIMER COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Greg Evans, Agent
Bridge & Associates
Address: 820 Simms Street, Suite #12
Golden, CO 80401
Phone Number: 303-237-6997

Docket Number: 41743

ORDER ON STIPULATION

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved 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.: 95261-30-001

Category: Valuation Property Type: Commercial

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$ 170,700.00
Improvements:	<u>\$1,829,300.00</u>
Total:	\$2,000,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 3rd day of August, 2004.

This decision was put on the record

August 2, 2004

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

Judy A. Venable
Judy A. Venable

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 41743
County Schedule Number: 95261-30-001

STIPULATION (As To Tax Year 2003 Actual Value)

ROCKY MOUNTAIN PLAZA SELF STORAGE, LLC

Petitioner

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2003 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:
LOT 1 & TRS A & B, ROCKY MOUNTAIN PLAZA 1ST SUB, LOV
Also Known as 100 Valency Dr, Loveland
2. The subject property is classified as a commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003:

Land	\$ 147,700
Improvement	\$ <u>2,182,900</u>
Total	\$ 2,330,600

4. After a timely appeals to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$ 147,700
Improvement	\$ <u>2,182,900</u>
Total	\$ 2,330,600

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5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property.


Land	\$ 170,700
Improvement	\$ <u>1,829,300</u>
Total	\$ 2,000,000

6. The valuations, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made:

Per review of subject property, and surrounding comparable sales sold between 1-1-2001 and 6-30-2002 and review of the income approach, the estimated actual value should be \$2,000,000. _____

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____ at _____ be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

DATED this 16th day of August, 2004.




Petitioner(s) Agent
Greg Evans



Kathay Rennels, Chair
LARIMER COUNTY BOARD OF EQUALIZATION

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Docket Number 41743
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