

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45393</b>
Petitioner: <b>BASALT MINI STORAGE, LLC,</b>  v. Respondent: <b>PITKIN COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R013786+1**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$4,750,000**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 23rd day of February 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

February 22, 2006

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*Karen E Hart*

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Karen E. Hart

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

*Debra A. Baumbach*

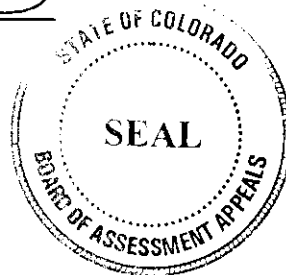
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Debra A. Baumbach

*Keela Steele*

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Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

**County Schedule Number 13786 and 16612  
Docket Number 45393**

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**STIPULATION (As To Tax Year 2005 Actual Value)**

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**Basalt Mini Storage, LLC,**

**Petitioner,**

**v.**

**Pitkin County Board of Equalization,**

**Respondent.**

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Petitioner, Basalt Mini Storage, LLC, and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this stipulation are described as Basalt Business Center West, Lot 14 (schedule # 13786) and Basalt Business Center West Filing 2 (schedule # 16612) and are identified as Parcel No. 246718105003 and 246718112001 respectively in Pitkin County Assessor's Office records.

2. The County Assessor originally assigned the following actual value on the subject property for the tax year 2005:

Sch# 13786	Commercial Land:	\$ 1,808,900
	Commercial Improvements	1,451,200
Sch# 16612	Commercial Land:	\$ 1,078,800
	Residential Improvements:	\$ 979,800
	<b>Total:</b>	<b>\$ 5,318,700</b>

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

Sch# 13786	Commercial Land:	\$ 1,808,900
	Commercial Improvements	1,256,100
Sch# 16612	Commercial Land:	\$ 1,078,800
	Residential Improvements:	<u>\$ 856,200</u>
	<b>Total:</b>	<b>\$ 5,000,000</b>

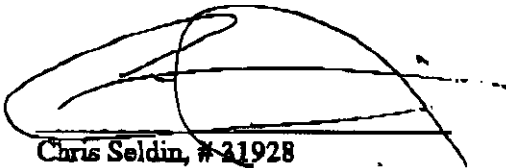
4. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Sch# 13786	Commercial Land:	\$ 1,808,900
	Commercial Improvements	1,006,100
Sch# 16612	Commercial Land:	\$ 1,078,800
	Residential Improvements:	<u>\$ 856,200</u>
	<b>Total:</b>	<b>\$ 4,750,000</b>

5. The valuation, as established above, shall be binding with respect to tax year 2005 and 2006.

6. Both parties agree that the hearing scheduled before the Board of Assessment Appeals shall be canceled.

Dated this 9<sup>th</sup> day of February, 2006.



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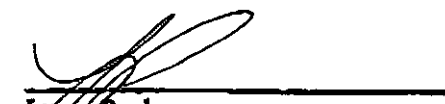


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ATTORNEY FOR RESPONDENT  
PITKIN COUNTY BOARD OF  
EQUALIZATION



for Basalt Mini Storage, LLC  
Petitioner



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Attorney for Petitioner