

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46677</b>
Petitioner: <b>CENTENNIAL SELF STORAGE LLC,</b>  v. Respondent: <b>WELD 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.: 131314002003**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,769,555**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 16th day of January 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

January 15, 2008

*Karen E Hart*

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*

Debra A. Baumbach

*Toni Rigiroszi*

Toni Rigiroszi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

**Docket Number 46677**

**Single County Schedule Number 131314002003**

---

**STIPULATION (As To Tax Year 2006 Actual Value)**

---

Cenntennial Self Storage LLC,  
Petitioner(s),

vs.

**Weld COUNTY BOARD OF EQUALIZATION,**

Respondent.

---

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2008 JAN 14 AM 7:41

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2006 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner (s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

9051 Bruin Blvd, Frederick, CO

2. The subject property is classified as Commercial Mini Whse property.
3. The County Assessor originally assigned the following actual value to the subject property for the tax year 2006:

Land	\$569,555.00
Improvements	\$1,674,998.00
Total	\$2,244,553.00

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

Land	\$569,555.00
Improvements	\$1,200,000.00
Total	\$1,769,555.00

5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2006 actual value for the subject property:

131314002003

Land	\$569,555.00
Improvements	\$1,105,445.00
Total	\$1,675,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2006.

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

Further analysis of the approaches to value and information provided by the petitioner revealed a need for the value reduction.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 28, 2008 at 03:00 PM be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this January day of 2, 2008.

*Don George*  
Petitioner(s) or Attorney

*Cyndy Glangue #13241*  
County Attorney for Respondent,  
Board of Equalization

Address:  
*West Real Estate, Inc.*  
*3333 S. Wadsworth Blvd*  
*#200-Lakewood CO 80227*

Address:  
*915 10th Street, P.O. Box 758*  
*Greeley, CO 80632*

Telephone: *720-962-5750*

Telephone: *970-356-4000 x4391*

*Cliff McWally*  
County Assessor

Address:  
1400 N. 17th Avenue  
Greeley, CO 80631

Telephone: (970) 353-3845 ext. 3697

Docket Number 46677  
Stip-1.Frm