

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46799
Petitioner: NEIGHBORHOOD SELF STORAGE & MANAGEMENT, LLC, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
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.: 2073-18-1-11-001

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: \$2,925,000

(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 Arapahoe County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 2nd day of June 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 30, 2008

Karen E Hart

Karen E. Hart

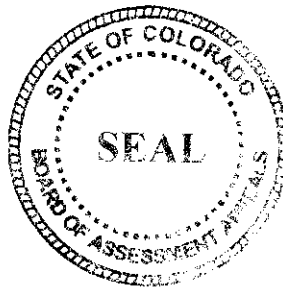
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirosso

Toni Rigirosso



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 46799

2008 MAY 30 PM 1:14

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

NEIGHBORHOOD SELF STORAGE & MANAGEMENT, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2006 valuation of the subject properties and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as commercial and described as follows: 5212 S. Parker Rd.; County Schedule Number #2073-18-1-11-001 RA 0159-001.

A brief narrative as to why the reduction was made: Analyzed cost, market, and income information.

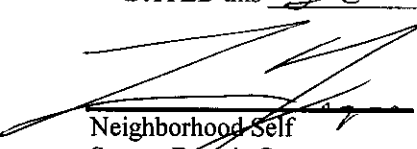
The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

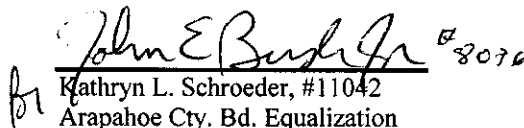
ORIGINAL VALUE		NEW VALUE (2006)	
Land	\$ 2,608,368	Land	\$ 1,304,184
Improvements	\$ 1,136,992	Improvements	\$ 1,620,816
Personal	\$ _____	Personal	\$ _____
Total	\$ 3,745,360	Total	\$ 2,925,000

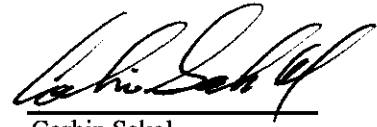
The valuation, as established above, shall be binding only with respect to the tax year 2006.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this 28 day of May 2008.


Neighborhood Self
Storage Francis Gay
20210 E. Smokey Hill Rd
Centennial, CO 80015


for Kathryn L. Schroeder, #11042
Arapahoe Cty. Bd. Equalization
5334 S. Prince Street
Littleton, CO 80166


Corbin Sakol
Arapahoe County
Assessor
5334 S. Prince Street
Littleton, CO 80166