

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46800</b>
Petitioner: <b>SMOKY HILL SELF STORAGE, LLC,</b>  v.  Respondent: <b>ARAPAHOE 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.: 2073-14-3-30-003**  
  
**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:            \$2,400,000**  
 (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 3rd day of June 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 30, 2008

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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*

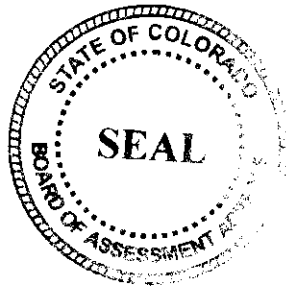
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Debra A. Baumbach

*Toni Rigiroszi*

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Toni Rigiroszi



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 46800

2008 MAY 30 PM 1:13  
CLERK OF DISTRICT COURT  
JUDICIAL DISTRICT NO. 11  
DENVER, COLORADO

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

SMOKEY HILL SELF STORAGE, 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: 20210 E. Smokey Hill Rd.; County Schedule Number #2073-14-3-30-003 RA 0159-002.

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:

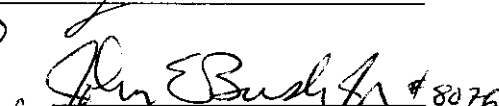
ORIGINAL VALUE		NEW VALUE (2006 )	
Land	\$ 1,389,101	Land	\$ 1,190,658
Improvements	\$ 2,010,899	Improvements	\$ 1,209,342
Personal	\$ _____	Personal	\$ _____
Total	\$ 3,400,000	Total	\$ 2,400,000


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 23 day of May 2008.

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

  
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