

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 48379**

Petitioner:

**JEWELL STORAGE 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.: 1975-25-2-01-001+1**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

**Total Value:            \$1,625,114**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.



**ORDER:**

Respondent is ordered to reduce the 2007 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 September 2009.

**BOARD OF ASSESSMENT APPEALS**

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 Rigozzi  
Toni Rigozzi





BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 48379

STIPULATION (As To Tax Year 2007 Actual Value)

JEWELL STORAGE LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2007 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 has resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: Vacant Land., County Schedule Number 1975-25-2-01-001+1.

A brief narrative as to why the reduction was made: Analyzed market information, adjusted for omitted improvements and discounted drainage area.

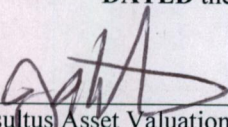
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

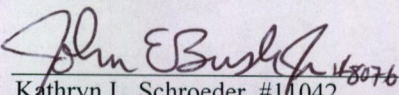
SEE ATTACHED

The valuation, as established above, shall be binding only with respect to the tax year 2007.

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 the 22 day of July 2009.

  
Consultus Asset Valuation  
68 Inverness Ln. E., Suite 205  
Englewood, CO 80112

  
Kathryn L. Schroeder, #11042  
Arapahoe Cnty. Bd. Equalization  
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(303)795-4639

  
Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303)795-4600

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
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1975-25-2-01-001

Original Value	
Land	\$1,105,208
Improvements	
<u>Total</u>	<u>\$1,105,208</u>

New Value	
Land	\$753,914
Improvements	\$450,000
<u>Total</u>	<u>\$1,203,914</u>

1973-22-1-12-~~001~~ 002

Original Value	
Land	\$1,078,760
Improvements	
<u>Total</u>	<u>\$1,078,760</u>

New Value	
Land	\$421,200
Improvements	
<u>Total</u>	<u>\$421,200</u>

Old Total \$2,183,968

New Total \$1,625,114