

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52305</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 2009 actual value of the subject property.
  
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
     **Total Value:            \$6,600,000**  
     (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 10th day of December 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

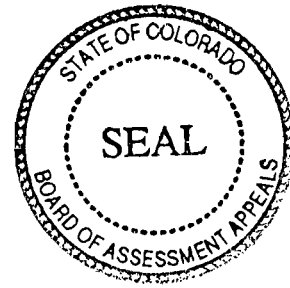
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*CM*

Cara McKeller



2010 DEC -6 PM 12: 04

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

County Schedule Number 13786 and 16612  
Docket Number 52305

---

**STIPULATION (As To Tax Year 2009 Actual Value)**

---

Basalt Mini Storage, LLC,

Petitioner,

v.

Pitkin County Board of Equalization,

Respondent.

---

Petitioner, Basalt Mini Storage, LLC , and Respondent Pitkin County Board of Equalization hereby enter into this Stipulation regarding the tax year 2009 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 2009:

Sch# 13786	Commercial Land:	\$ 3,101,000
	Commercial Improvements	\$ 1,094,900
Sch# 16612	Commercial Land:	\$ 1,798,000
	Commercial Improvements:	\$ 766,600
	<b>Total:</b>	<b>\$ 6,760,500</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:	\$ 3,101,000
	Commercial Improvements	\$ 1,094,900
Sch# 16612	Commercial Land:	\$ 1,798,000
	Commercial Improvements:	\$ 766,600
	<b>Total:</b>	<b>\$ 6,760,500</b>

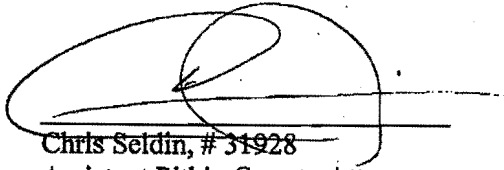
4. After further review and negotiation, the Petitioner and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Sch# 13786	Commercial Land:	\$ 2,990,000
	Commercial Improvements	\$ 1,095,000
Sch# 16612	Commercial Land:	\$ 1,750,000
	Commercial Improvements:	\$ 765,000
	<b>Total:</b>	<b>\$ 6,600,000</b>

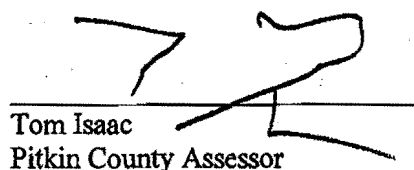
5. The valuation, as established above, shall be binding with respect to tax year 2009 and 2010.

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

Dated this 1st day of December, 2010.

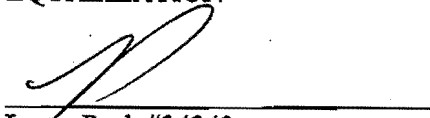


Chris Seldin, # 31928  
 Assistant Pitkin County Attorney  
 530 East Main Street, Suite 302  
 Aspen, Colorado 81611  
 (970)920-5190



Tom Isaac  
 Pitkin County Assessor  
 506 East Main Street, Suite 202  
 Aspen, Colorado 81611  
 (970)920-5160

ATTORNEY FOR RESPONDENT  
 PITKIN COUNTY BOARD OF  
 EQUALIZATION



Lucas Peck #34343  
 Attorney for Petitioner