

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 54065
Petitioner: PARKGLENN SELF STORAGE, LLC, v. Respondent: DOUGLAS 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.: R0467165

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: \$3,900,000
 (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 Douglas County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 31st day of January 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

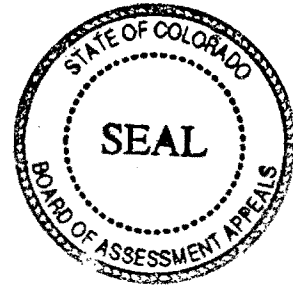
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



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**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

PARKGLENN SELF STORAGE LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

Robert D. Clark, Reg. No. 8103
Michelle B. Whisler, Reg. No. 30037
Senior Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
FAX Number: 303-688-6596
E-mail: attorney@douglas.co.us

Docket Number: **54065**

Schedule No.: **R0467165**

STIPULATION (As to Tax Year 2009 Actual Value)

Petitioner and Respondent 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 property subject to this Stipulation is described as:

Lot 2, Blk 1 Parkglenn West. 3.253 AM/L.
2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009:

Residential Land	\$ 7,500
Commercial Land	\$ 701,005
Total Land	\$ 708,505

Residential Improvements	\$ 149,479
Commercial Improvements	\$5,710,583
Total Improvements	\$5,860,062

Total	\$6,568,567
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4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Residential Land	\$ 7,500
Commercial Land	\$ 701,005
Total Land	\$ 708,505

Residential Improvements	\$ 149,479
Commercial Improvements	\$3,846,874
Total Improvements	\$3,996,353

Total	\$4,704,858
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5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Residential Land	\$ 7,500
Commercial Land	\$ 701,005
Total Land	\$ 708,505

Residential Improvements	\$ 149,479
Commercial Improvements	\$3,042,016
Total Improvements	\$3,191,495

Total	\$3,900,000
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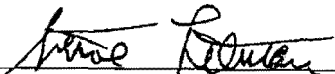
6. The valuations, as established above, shall be binding only with respect to tax year 2009.

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

Further review of actual rent data, income and expense information, and the age and location of the property indicated that a change in value was warranted.

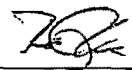
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 27, 2011 at 8:30 a.m. be vacated.

DATED this 23rd day of June, 2011.



STEVE LETMAN
Agent for Petitioner
Consultus Asset Valuation, Inc.
68 Inverness Lane East, Suite 205
Englewood, CO 80112
303-770-2420

Docket Number 54065



ROBERT D. CLARK, #8103
MICHELLE B. WHISLER, #30037
Senior Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

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2012 APR 27 PM 3:23

APPOINTMENT OF AGENT

4-22-11
DATE

TO WHOM IT MAY CONCERN:

AGENT: **Consultus Asset Valuation, Inc.**
68 Inverness Lane East #205
Englewood, CO 80112
Fax: (303) 770-2430
Phone: (303) 770-2420

Consultus Asset Valuation, Inc. is authorized to represent Parkglenn Self Storage LLC in property tax valuation matters for the years 2009 through 2012. Please contact Consultus regarding all property tax issues. The properties are indicated below:

COUNTY	OWNERSHIP	SCHEDULE NO.	ADDRESS
Douglas	Parkglenn Self Storage LLC	R0467165	10144 Parkglenn Way

141928350
Employer ID # or Social Security Number

[Signature] 4-22-11
(Signature) Date

Printed John Aronson
Title Manager
Ownership Name Parkglenn Self Storage LLC
Phone No. 720 219-2366

Subscribed and sworn before me this 22 day of April, 2011.
My commission expires 10/28/2014

[Signature]
Notary Public

