BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

CHURCH RANCH SELF STORAGE LLC,

٧.

Respondent:

JEFFERSON COUNTY BOARD OF COMMISSIONERS.

ORDER ON STIPULATION

Docket Number: 61948

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.: 453489

Category: Abatement Property Type: Industrial

- 2. Petitioner is protesting the 2010 actual value of the subject property.
- 3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value:

\$1,600,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 actual value of the subject property, as set forth above.

The Jefferson County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 7th day of June 2013.

BOARD OF ASSESSMENT APPEALS

Dearen Werlies

Diane M. DeVries

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

Cara McKeller

Debra A. Baumbach

STATE OF COLORADO BD OF ASSESSMENT APPEALS

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Colorado	Board	of	Assessment	Appea	S					
ABATEMENT										
	STI) I	LATION							

Docket Number: 61948

Church Ranch Self Storage, L.L.C.

Petitioner.

VS.

Jefferson County Board of County Commissioners

Respondent.

BOTH PARTIES stipulate and agree as follows:

- 1. The subject property is described by the following Jefferson County Property Schedule Number: 453489
- 2. This Stipulation pertains to the year(s): 2010
- 3. The parties agree that the 2010 actual value of the subject property shall be Stipulated Values below:

Number	Values	Values	
453489	\$2,340.500	\$1,600,000	Total actual value, with
	\$403,700	\$320,000	allocated to land; and
	\$1,936,800	\$1,280,000	allocated to improvements.

- 4. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an improvement be destroyed, then the Assessor's Office would make a downward adjustment in valuation to reflect the damage to or destruction of that improvement.
- 5. Petitioner(s) agree(s) to provide the Jefferson County Assessor, if applicable, with confidential information to assist to the appraisal process of future years. This information includes actual rent rolls, together with operating income and expense information for the property, which will be provided to the Assessor no later. We than March 15 of each year.
- 6. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building world condition information during normal business hours.
- 7. This valuation is for purposes of settlement only and does not reflect an appraised value.
- 8. Petitioner(s) agree(s) to waive his right to a Board of Assessment Appeals hearing and any further appeal of schedule number: 453489 for the assessment years(s) covered by this Stipulation.

Petitioner (s)		Jefferson County Board of County Commissioners		
Ву:	New return	By:	Cenciolnous	
Title:	-Agen4	Title:	Assistant County Attorney	
Phone:	303 770-2420	Phone:	303-271-8918	
Date:	5/15/13	Date:	5/15/2013	
	· ·		100 Jefferson County Parkway	