

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63652
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: Mixed Use

2. Petitioner is protesting the 2013 actual value of the subject property.

3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$4,200,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 5th day of August 2014.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A Baumbach

Debra A. Baumbach

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

Melissa Nord

Melissa Nord



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

2014 JUL 30 PM 12:25

Petitioner:

PARKGLENN SELF STORAGE LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Docket Number: **63652**

Schedule No.: **R0467165**

Attorney for Respondent:

Meredith P. Van Horn, #42487

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

STIPULATION (As to Tax Year 2013 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 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 2013:

Residential Land	\$24,798
Residential Improvements	<u>\$45,202</u>
Total	\$70,000

Commercial Land	\$ 471,156
Commercial Improvements	<u>\$4,161,614</u>
Total	\$4,632,770

Total Property Value \$4,702,770

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Residential Land	\$24,798
Residential Improvements	<u>\$45,202</u>
Total	\$70,000

Commercial Land	\$ 471,156
Commercial Improvements	<u>\$4,087,217</u>
Total	\$4,558,373

Total Property Value \$4,628,373

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Residential Land	\$24,798
Residential Improvements	<u>\$45,202</u>
Total	\$70,000

Commercial Land	\$ 471,156
Commercial Improvements	<u>\$3,658,844</u>
Total	\$4,130,000

Total Property Value \$4,200,000

6. The valuations, as established above, shall be binding only with respect to tax year 2013.


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

Further review of the account data, and income/expense data indicated that a change in value was warranted.

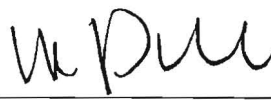
8. Because 2014 is an intervening year, the parties have further agreed that the 2014 value shall also be adjusted in order to make it consistent with the 2013 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 29, 2014 at 8:30 a.m. be vacated.

DATED this 23 day of July, 2014.



JASON LETMAN
Agent for Petitioner
Consultus Asset Valuation
68 Inverness Ln E. Suite 205
Englewood, CO 80112
303-770-2420



MEREDITH P. VAN HORN, #42487
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket 63652