

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63668</b>
Petitioner: <b>GUARDIAN STORAGE SOLUTIONS 76, LLC,</b>  v. Respondent: <b>BOULDER 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.: R0601285**

**Category: Valuation      Property Type: Industrial**
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:            \$3,405,100**

(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 Boulder County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 11th day of June 2014.

**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

*Cara McKeller*

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Cara McKeller



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 63668

2014 JUN -6 AM 9:18

Account Number: R0601285

STIPULATION (As To Tax Year 2013 Actual Value)

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Guardian Storage Solutions 76, LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Abatement 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.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:

1555 S. 76<sup>th</sup> Street, Superior CO

2. The subject property is classified as a self-storage facility - commercial class.

3. The County Assessor assigned the following actual value to the subject property for tax year 2013:

Total                      \$ 4,768,100

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

Total                      \$ 3,800,000

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

Total                      \$ 3,405,100

Petitioner's Initials

KG

Date 5/29/14

Docket Number: 63668  
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**STIPULATION (As To Tax Year 2013 Actual Value)**

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

Value agreement takes into the fact that improvements are at 85% complete as of the assessment date along with consideration given of discount to account for a lease-up of this newly constructed facility.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 15, 2014, at 8:30 am, be vacated.
8. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 29<sup>th</sup> day of May, 2014.


  
Petitioner or Attorney

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Boulder County Assessor

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