

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75137
Petitioner: GUARDIAN STORAGE SOLUTIONS WB, LLC v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: 300206676
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$8,575,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.
 The Jefferson County Assessor is directed to change his/her records accordingly.

DATED this 12th day of February 2019.

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.

Yes

Yesenia Araujo



Colorado Board of Assessment Appeals
 STIPULATION

2019 FEB 11 PM 1:48

Docket Number(s): 75137

Guardian Storage Solutions WB LLC
 Petitioner,

vs.

Jefferson County Board of Equalization
 Respondent.

BOTH PARTIES stipulate and agree as follows:

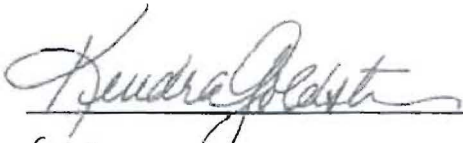
1. The subject property is described by the following Jefferson County Property Schedule Number(s): 300206676
2. The parties agree that the 2018 actual value of the subject property shall be Stipulated Values below:


<u>Schedule</u>	<u>Prior Value</u>	<u>Stipulated Values</u>	<u>Allocation</u>
300206676	\$9,736,300	Total: \$8,575,000	100.00%
		Land: \$1,203,326	14.03%
		Improvements: \$7,371,674	85.97%

3. 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.
4. ~~Petitioner(s) agree(s) to provide the Jefferson County Assessor, if applicable, with confidential information to assist in the appraisal process of future years. This information shall include, but not be limited to, actual rent rolls, together with operating income and expense information for the property, which will be provided to the Assessor no later than March 15th of each year.~~
5. ~~Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.~~
6. This valuation is for purposes of settlement only and does not reflect an appraised value.
7. Petitioner(s) agree(s) to waive the right to any further hearing or appeal of schedule number(s): 300206676 for the assessment years(s) 2018.

Guardian Storage Solutions WB LLC
 Petitioner

Jefferson County Board of Equalization
 Respondent

By: 
 Title: Vice President
 Phone: 303-752-8865
 Date: 1-24-19

By: 
 Title: Assistant County Attorney
 Phone: 303-271-8918
 Date: 2/11/19

Docket Number(s):
 75137

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 Golden, CO 80419