

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44199
Petitioner: PONY EXPRESS MINI 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.: R0414402

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$1,972,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 3rd day of August 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

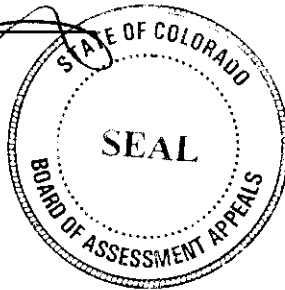
August 2, 2006

Karen E Hart
Karen E. Hart

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

Keela Steele
Keela Steele



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44199 Schedule No.: R0414402 2006 AUG -2 AM 11:29 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS
Petitioner: PONY EXPRESS MINI STORAGE, LLC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
Attorney for Respondent: Michelle B. Gombas 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 Atty. Reg. #: 30037	
STIPULATION (As to Tax Year 2004 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2004 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:

- The property subject to this Stipulation is described as:
 Lot 4, Block 1, Twenty Mile Village #2, 1st Amend. 3.735 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 2004:

Land	\$ 656,888
Improvements	\$1,399,851
Total	\$2,056,739

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

Land	\$ 656,888
Improvements	\$1,399,851
Total	\$2,056,739

- 5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2004 actual value for the subject property:

Land	\$ 656,888
Improvements	\$1,315,112
Total	\$1,972,000


- 6. The valuations, as established above, shall be binding only with respect to tax year 2004.


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

Income approach supported a lower valuation.

- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 3, 2006 at 8:30 a.m. be vacated.

DATED this ^{2ND} day of August, 2006.


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 Sullivan Valuation Services Group, LLC
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 303-273-0138
 Docket Number 44199


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 Assistant County Attorney
 for Respondent DOUGLAS COUNTY
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