

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51657
Petitioner: BLM STORAGE, LLC, v. Respondent: EAGLE 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.: R059295

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2009 actual value of the subject property.

3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$150,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 29th day of September 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

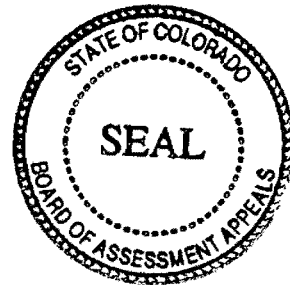
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

[Signature]

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 51657
Single County Schedule Number: R059295

STIPULATION (As to Tax Year 2009 Actual Value)

BLM STORAGE LLC,

Petitioner,

vs.

EAGLE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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
**000273 Spring Creek Road #A-10
Eagle Airport Warehouses Unit A10**
2. The subject property is classified as **Commercial**
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2009:

Land	\$ 14,810.00
Improvements	\$ 73,710.00
Total	\$ 88,520.00

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

Land	\$ 29,630.00
Improvements	\$ 148,100.00
Total	\$ 177,730.00

5. After review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$ 29,630.00
Improvements	\$ 120,370.00
Total	\$ 150,000.00

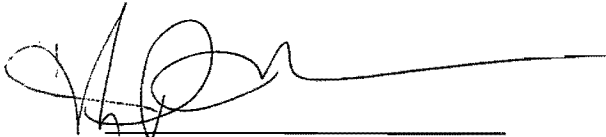
6. Brief narrative as to why the reduction was made:

Valuation of subject complex was overlooked in the 2009 reappraisal. Based on sales in the complex, amended value recommendations were taken to the CBOE to bring the values to the correct level. The sales ranged from a low of \$114 per square foot to \$142 per square foot. The negotiated settlement is at the lower end of the range and in line with the actual sale of the subject property at \$148,400.00 on May 16, 2007.

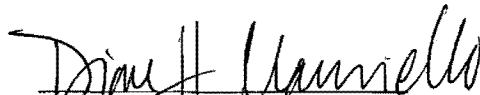
7. The valuation, as established above, shall be binding only with respect to tax year 2009.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

Dated this 23rd day of September, 2010.



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Equalization
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