

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55907</b>
Petitioner: <b>MIRAGE SELF STORAGE, LLC,</b>  v.  Respondent: <b>DOUGLAS 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.: R0437998**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  
  

**Total Value:            \$3,850,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2010 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 12th day of January 2011.

**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

*CM*

\_\_\_\_\_  
Cara McKeller



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**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**MIRAGE SELF STORAGE LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Docket Number: 55907

Schedule No.: R0437998

**STIPULATION (As to Tax Year 2010 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 3B, Blk 4, Parkway Sub. Flg. 2, 5<sup>th</sup> Amd. 5.090 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 2010:

Residential Land	\$ 34,848
Residential Improvements	\$ 164,828
Total	\$ 199,676

Commercial Land	\$1,738,915
Commercial Improvements	\$1,997,827
Total	\$3,736,742

Total Property Value	\$3,936,418
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4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Residential Land	\$ 34,848
Residential Improvements	\$ 164,828
Total	\$ 199,676

Commercial Land	\$1,738,915
Commercial Improvements	\$1,997,827
Total	\$3,736,742

Total Property Value	\$3,936,418
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5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Residential Land	\$ 34,848
Residential Improvements	\$ 164,828
Total	\$ 199,676

Commercial Land	\$1,738,915
Commercial Improvements	\$1,911,409
Total	\$3,650,324

Total Property Value	\$3,850,000
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6. The valuations, as established above, shall be binding only with respect to tax year 2010.

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

Further review of actual rent roll data and market extracted expenses indicated that a change in value was warranted.

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

DATED this 30<sup>th</sup> day of December, 2010.



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