

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62300
Petitioner: DIA SELF STORAGE, LLC, v. Respondent: ADAMS 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.: R0124583

Category: Valuation Property Type: Commercial Real
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: \$2,843,700

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

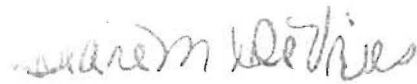
ORDER:

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 7th day of November 2013.

BOARD OF ASSESSMENT APPEALS



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



Cara McKeller



BOARD OF ASSESSMENT APPEALS,
State of Colorado
1313 Sherman Street, Room 315
Denver, CO 80203

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2013 OCT 11 AM 9:21

Petitioner:
DIA SELF STORAGE, LLC.

Respondent:
ADAMS COUNTY BOARD OF EQUALIZATION.

▲ COURT USE ONLY ▲

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Docket Number: 62300
County Schedule Number:
R0124583

STIPULATION (As to Tax Year 2013 Actual Value)

Petitioner(s) and Respondent hereby enter into this 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(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
14750 E. 40th Avenue, Aurora, CO
Parcel: 0182119402001
2. The subject property is classified as mixed, commercial and residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013:

Land	\$ 635,575
Improvements	\$ 2,294,690
Total	\$ 2,930,265

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

Land	\$ 635,575
Improvements	\$ 2,208,125
Total	\$ 2,843,700

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

Land	\$ 635,575
Improvements	\$ 2,208,125
Total	\$ 2,843,700

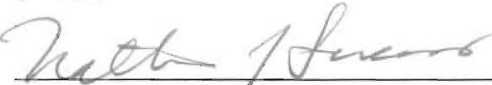
6. The valuation, as established above, shall be binding only with respect to tax year 2013.

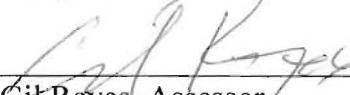
7. Brief narrative as to why the reduction was made: Adjusted the subject's description as a mixed used parcel. The commercial breakdown is as follows: land, \$629,219; improvements, \$2,139,481; and the total is \$2,768,000. The residential breakdown is as follows: land, \$6,356; improvements, \$68,644; and the total is \$75,000. The total value of the subject remains the same at \$2,843,700.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____, 2013 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals x (check if appropriate).

DATED this 9th day of October, 2013.


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