

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64480
Petitioner: ELITE STORAGE, LLC, v. Respondent: BOULDER COUNTY BOARD OF COMMISSIONERS.	
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.: R0514335

Category: Abatement Property Type: Mixed Use

2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$3,426,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 11-12 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 3rd day of February 2015.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

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

Debra A. Baumbach

Cara McKeller

CM



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 64480

STATE OF COLORADO
ASSESSMENT APPEAL
2015 JAN 27 AM 9:51

Account Number: R0514335

STIPULATION (As To Tax Years 2011 and 2012 Actual Value)

PAGE 1 OF 2

Elite Storage LLC

Petitioner,

vs.

Boulder County Board of Commissioners,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2011 and 2012 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 follows:
Mini Storage Units and Residence located at 1260 E. South Boulder Road, Lafayette, CO
2. The subject property is classified as mixed use – mini warehouse storage and on-site residence.
3. The County Assessor assigned the following actual value to the subject property for tax years 2011 and 2012:

Total	\$ 3,838,600
Allocated as follows:	
Residential Class Land and Improvements	\$ 144,400
Commercial Class Land and Improvements	\$3,694,200

4. After a timely filing of the Abatement Petition to the Boulder County Board of Commissioners, the Board of Commissioners valued the subject property as follows:

Total	\$ 3,838,600
Allocated as follows:	
Residential Class Land and Improvements	\$ 144,400
Commercial Class Land and Improvements	\$3,694,200

Petitioner's Initials KLG

Date 1/16/15

5. After further review and negotiation, Petitioner and the Boulder County Board of Commissioners agree to the tax years 2011 and 2012 actual value for the subject property:

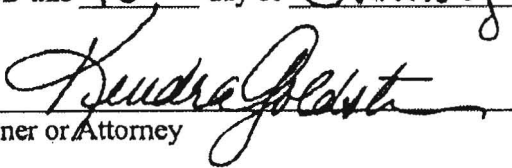
Total	\$ 3,426,000
Allocated as follows:	
Residential Class Land and Improvements	\$ 144,000
Commercial Class Land and Improvements	\$3,282,000

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

Consideration on stipulated value made to account for lease-up period of this newly constructed mini warehouse structure.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 2, 2015, at 8:30 am, be vacated.
8. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 16th day of January, 2015.

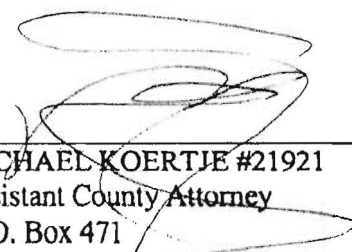

Petitioner or Attorney

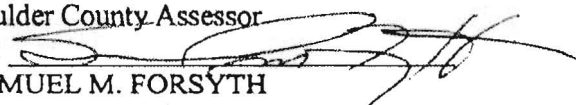
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