

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71574</b>
Petitioner: <b>BOULDER SELF STORAGE, LLC</b>  v. Respondent: <b>BOULDER COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: R0600520+2**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
  
2. Petitioner is protesting the 2017 actual value of the subject property.
  
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:  

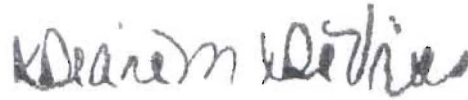
**Total Value: \$4,200,000**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 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 30th day of October 2018.

**BOARD OF ASSESSMENT APPEALS**

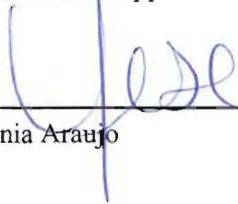


\_\_\_\_\_  
Diane M. DeVries



\_\_\_\_\_  
Debra A. Baumbach

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



\_\_\_\_\_  
Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER: 71574**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2018 SEP 24 PM 1:56

---

Docket Number: 71574  
Account Numbers: R0600520, R0600522, R0600524

---

**BOARD OF ASSESSMENT APPEALS STIPULATION**

Page 1 of 2

---

BOULDER SELF STORAGE LLC

Petitioner.

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,  
Respondent.

---

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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:

**6585, 6595, 6623 ARAPAHOE RD UNINCORPORATED BOULDER COUNTY, CO**

2. The subject property is classified as  
COMMERCIAL/MIXED USE - WAREHOUSE/STORAGE IMPROVEMENTS

3. After a timely appeal and further review and negotiations, the parties stipulate and agree that the actual value of the subject property should be changed as follows for the above-described tax year.

**BOE TOTAL VALUE: \$4,932,000**

R0600520: \$1,134,000 (Commercial)  
R0600522: \$2,315,000 (Commercial)  
R0600524: \$1,483,000 (\$1,192,700 Commercial; \$290,300 Residential)

**NEW TOTAL VALUE: \$4,200,000**

R0600520: \$923,000 (Commercial)  
R0600522: \$1,885,000 (Commercial)  
R0600524: \$1,392,000 (\$1,102,000 Commercial; \$290,000 Residential)

Docket Number: 71574

Account Numbers: R0600520, R0600522, R0600524

**BOARD OF ASSESSMENT APPEALS STIPULATION**

**Page 2 of 2**

4. Petitioner agrees that absent an unusual condition, this corrected value is intended to be the value for both years of the appraisal cycle per C.R.S 39-1-104 (10.2). Absent statutory exceptions or an unusual condition in 2018, the parties agree that this valuation is for purposes of determining a correct level of value for accounts # R0600520, R0600522, R0600524 for the reassessment cycle at issue here. As result of this Stipulation, Petitioner waives the right to file a protest or otherwise further appeal the valuation for the 2017 and 2018 reassessment cycle.

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

Appropriate consideration was given to the sales comparison, income and cost approaches to value. This stipulation takes into account the subject property's attributes after comparison and appropriate adjustments to timely, proximate, and similarly situated comparable sales. Additionally, the subject's mixed use value allocation has been modified based on property use and market data.

6. This hearing set for November 2, 2018 shall be vacated.

By: DocuSigned by:  
Howard Licht September 24, 2018  
A20F973D47944E1...

HOWARD LICHT  
LICHT & COMPANY INC  
9101 E KENYON AVE SUITE 3900  
DENVER, CO 80237  
Telephone (303)575-9306

By: DocuSigned by:  
Michael Koertje September 24, 2018  
9E72CB69ACC54EF...

MICHAEL KOERTJE #21921  
JASMINE RODENBURG #51194  
CASIE STOKES #38623  
Assistant County Attorney  
P.O. Box 471  
Boulder, CO 80306-0471  
Telephone (303) 441-3190

CYNTHIA BRADDOCK  
Boulder County Assessor

DocuSigned by:  
Cynthia Braddock September 24, 2018  
19BEC2BF98CA441...

P.O. Box 471  
Boulder, CO 80306-0471  
Telephone (303) 441-3530