

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

Docket No.: 72822

Petitioner:

ACE SELF STORAGE PARTNERSHIP LLP

v.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

THE PARTIES TO THIS ACTION entered into Stipulations, which have been approved by the Board of Assessment Appeals. Copies of the Stipulations are attached and incorporated as a part of this Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. The subject properties are described as follows:

County Schedule No.:	R0034077
Appeal Category:	Valuation
Current Classification:	Mixed Use

County Schedule No.:	R0034139
Appeal Category:	Valuation
Current Classification:	Commercial

2. Petitioner is protesting the 2017 actual value of the subject properties.
3. The parties agreed that the 2017 actual value of the subject properties should be as follows:

New Total Value: \$7,440,000
R0034077: \$3,427,000 (\$500,000 Residential; \$2,927,000 Commercial)
R0034139: \$4,013,000

(Reference the attached Stipulations)

4. The Board concurs with the Stipulations.

ORDER:

Respondent is ordered to change the 2017 actual value of the subject properties as set forth above.

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

DATED AND MAILED this 26th day of June, 2018.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A Baumbach

Debra A. Baumbach

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

Gordana Katardzic

Gordana Katardzic

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2018 JUN 20 PM 3: 54

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 72822**

Docket Number: 72822
Account Numbers: R0034077 and R0034139

BOARD OF ASSESSMENT APPEALS STIPULATION

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ACE SELF STORAGE PARTNERSHIP LLP
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:

4635 BROADWAY & 975 ROSEWOOD AVE, UNINCORPORATED BOULDER COUNTY, CO

2. The subject property is classified as 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.

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 account # R0034077 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.

BOE TOTAL VALUE: \$7,747,000

R0034077: \$3,580,000 (\$500,000 Residential; \$3,080,000 Commercial)

R0034139: \$4,167,000 (Commercial)

NEW TOTAL VALUE: \$7,440,000

R0034077: \$3,427,000 (\$500,000 Residential; \$2,927,000 Commercial)

R0034139: \$4,013,000 (Commercial)

Docket Number: 72822

Account Numbers: R0034077 and R0034139

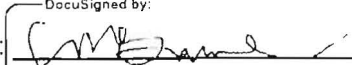
BOARD OF ASSESSMENT APPEALS STIPULATION

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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 July 25, 2018 shall be vacated.

DocuSigned by:
By:  June 20, 2018
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CYNTHIA BRADDOCK
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