

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ALAMEDA MINI STORAGE LLC</p> <p>v.</p> <p>Respondent:</p> <p>DENVER COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 72908</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	06151-00-036-000
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2017 actual value of the subject property.

3. The parties agreed that the 2017 classification and actual value of the subject property should be as follows:

Classification:	COMMERCIAL AND RESIDENTIAL REAL PROPERTY
Actual Value:	\$5,859,000

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2017 classification of the subject property as set forth above.

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

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

DATED this 6 day of March, 2019.

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.

Yesenia Araujo

Yesenia Araujo

STATE OF COLORADO
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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ALAMEDA MINI STORAGE LLC v. Respondent:	Docket Number: 72908
DENVER COUNTY BOARD OF EQUALIZATION Attorney for Denver County Board of Equalization City Attorney Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Email: charles.solomon@denvergov.org	Schedule Number: 06151-00-036-000
STIPULATION (AS TO TAX YEAR 2017 ACTUAL VALUE)	

Petitioner, ALAMEDA MINI STORAGE LLC, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, 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.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

9898 E Alameda Ave
Denver, Colorado
2. The subject property is currently classified as commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2017.

Commercial Classification	
06151-00-036-000	
Land	\$ 2,343,800.00
Improvements	\$ <u>3,945,900.00</u>
Total	\$ 6,289,700.00

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

Commercial Classification	
06151-00-036-000	
Land	\$ 2,343,800.00
Improvements	\$ <u>3,515,200.00</u>
Total	\$ 5,859,000.00

5. After further review and negotiation, the Parties agree to the following actual value for the subject property for tax year 2017.

Commercial Classification	
06151-00-036-000	
Land	\$ 2,320,300.00
Improvements	\$ <u>3,374,500.00</u>
Total	\$ 5,694,800.00

Residential Classification	
06151-00-036-000	
Land	\$ 26,000.00
Improvements	\$ <u>138,200.00</u>
Total	\$ 164,200.00

6. The valuations, as established above, shall be binding only with respect to tax year 2017.

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

A review of the use of the property indicated that a portion of the property should be classified as residential real property.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any

hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED March 5, 2019.

Agent/Attorney/Petitioner

By:



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Denver County Board of Equalization

By:

/s/ Charles T. Solomon

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Docket No: 72908