

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 75901</b>
Petitioner: <b>ASTROZON STORAGE LLC</b>  v. Respondent: <b>EL PASO 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.: 64341-12-001**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$2,079,573**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

**DATED** this 15th day of February 2020.

**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

*Gesenia Araujo*  
\_\_\_\_\_  
Gesenia Araujo



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 75901  
Single County Schedule Number: 64341-12-001

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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STIPULATION (As to Tax Year 2019 Actual Value)

ASTROZON STORAGE LLC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2019 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:

3710 ASTROZON BLVD, COLORADO SPRINGS, CO (LOT 1 BLK 1 ASTROZON PLAZA COLO SPGS)

2. The subject property is classified as COMMERCIAL (SELF STORAGE) property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2019:

Land:	\$262,667
Improvements:	\$1,509,347
Total:	\$1,772,014

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

Land:	\$262,667
Improvements:	\$2,403,473
Total:	\$2,666,140

Single Schedule No.

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Land:	\$262,667
Improvements:	\$1,816,906
Total:	\$2,079,573

6. The valuation, as established above, shall be binding only with respect to tax year 2019.

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

ORIGINAL VALUE BASED ON MARKET LEASE RATES – OWNER/AGENT PROVIDED INCOME & EXPENSES INDICATING A VALUE OF \$2,079,573.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on MARCH 23, 2020 at 8:30 A.M. be vacated; or, \_\_\_ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 7th day of JANUARY 2020

x   
Petitioner(s)

By: David Johnson (Agent), Joseph C. Sansone Co

  
County Attorney for Respondent,  
Board of Equalization

Address: 18040 Edison Avenue, Chesterfield, MO 63005

Address: 200 S. Cascade Ave. Ste. 150  
Colorado Springs, CO 80903-2208

Telephone: (636) 733-5455

Telephone: (719) 520-6485

  
County Assessor

Address: 1675 West Garden of the Gods Rd. Suite 2300  
Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 75901  
StipCnty.mst

Single Schedule No.

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