

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75983
Petitioner: PRIME STORAGE COLORADO SPRINGS LLC v. Respondent: EL PASO COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: 62082-15-001
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: \$3,478,714
(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 6th day of November 2019.

BOARD OF ASSESSMENT APPEALS

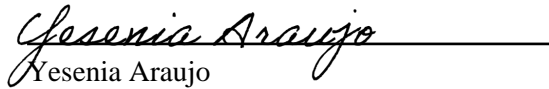


Diane M. DeVries

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



Debra A. Baumbach



Yesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

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STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Docket Number: 75983
Single County Schedule Number: 62082-15-001

STIPULATION (As to Tax Year 2019 Actual Value)

PRIME STORAGE COLORADO SPRINGS, 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:

791 COPPER CENTER PKWY, COLORADO SPRINGS (LOT 2 NORTHGATE AUTO PLAZA FIL NO 2)

2. The subject property is classified as COMMERCIAL: MINI STORAGE property.

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

Land:	714,380
Improvements:	4,600,084
Total:	5,314,464

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

Land:	714,380
Improvements:	4,600,084
Total:	5,314,464

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:	714,380
Improvements:	2,764,334
Total:	3,478,714

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

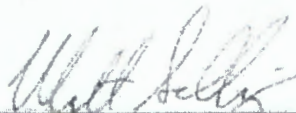
7. Brief narrative as to why the reduction was made:

BASED ON OWNER'S INCOME & EXPENSES, PROPERTY WAS OVERVALUED

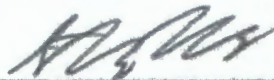
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 23, 2019 at 8:30

be vacated; or, ___ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 5th day of November 2019

x 

Petitioner(s)
By: Matthew Selling, Ryan LLC



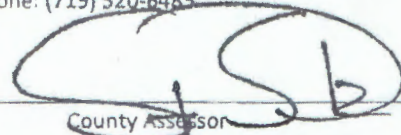
County Attorney for Respondent,
Board of Equalization

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Denver, Colorado 80237

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

Telephone: (720) 524-0022

Telephone: (719) 520-6485



County Assessor

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

Telephone: (719) 520-6600

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StipCnty.mst

Single Schedule No.