

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>BKS TRADE UNITS,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>MESA COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stanley L. Seligman Address: 3032 I-70 Business Loop Grand Junction, CO 81504 Phone Number: (970) 523-8845 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38362</b></p>
<p><b>ORDER ON STIPULATION</b></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 decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**County Schedule No.: 2697-202-11-005**  
**Category: Valuation**                      **Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 20,000.00
Improvements	<u>\$111,220.00</u>
Total	\$131,220.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Mesa County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 23<sup>rd</sup> day of April, 2002.

This decision was put on the record

April 22, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

Karen E. Hart

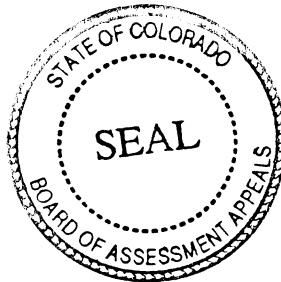
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

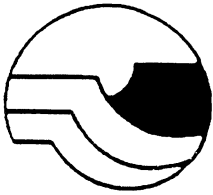
Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell  
Penny S. Bunnell

Docket Number 38362





# Mesa County Assessor



Mesa County Courthouse Annex • P.O. Box 20.000-5003 • Grand Junction, Colorado 81502-5003 • Ph: (970) 244-1610

OFFICE OF THE ASSESSOR  
COLORADO  
DEPT. OF REVENUE  
DIVISION OF ASSESSMENT APPEALS  
02/PR 22 AM 10:50

## STIPULATION TO VALUE FOR RESIDENTIAL PROPERTY

RE: 2001 APPEAL OF REAL PROPERTY  
PARCEL NUMBER 2697-202-11-005

DEAR TAXPAYER/AGENT:

We reviewed the information which you provided with your appeal along with the appropriate market information. It is determined that the original value for your property needs to be adjusted in order to be a fair and equitable estimate of value as of June 30, 2000 as required by Colorado Revised Statute 39-1-104 (10.2) (d). Therefore, the value which you were notified of through the Notice Of Determination, which was sent on July 1, 2000 has been adjusted to the Actual Value shown below:

<u>PROPERTY CLASSIFICATION</u>	<u>PRIOR TO REVIEW</u>	<u>AFTER REVIEW</u>
Land	\$20,000	\$20,000
Improvements	\$121,360	\$111,220
<b>Total</b>	<b>\$141,360</b>	<b>\$131,220</b>

Taxpayer and the Assessor hereby agree that the value set for the above is fair and equitable for the 2001 appraisal cycle and hereby waive any rights to appeal or other wise contest the value further or seek any abatement thereon.

TAXPAYER/AGENT [Signature] DATE 4-12-02

ASSESSOR/APPRaiser Susan Archer DATE 4/12/2002