

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**BRETSEL UNITS LLC,**

v.

Respondent:

**MESA COUNTY BOARD OF  
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Stanley L. Seligman  
Address: 3032 I-70 Business Loop  
Grand Junction, CO 81504  
Phone Number: (970) 523-8845  
E-mail:  
Attorney Registration No.:

Docket Numbers: 38363, 38359,  
38358,38364

**ORDER (On Stipulation)**

**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:

Mesa County Schedule Numbers 2943-142-44-001, 2943-142-44-002,  
2943-142-44-003, and 2943-142-44-004

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

3. The parties agreed to consolidate the four County Schedule Numbers referenced in paragraph 1 above into County Schedule Number 2943-142-44-023 with an actual value of \$120,000.00.
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to value the subject property, as set forth above.

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

**DATED/MAILED** this 20<sup>th</sup> day of October, 2001.

This decision was put on the record

October 19, 2001

**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

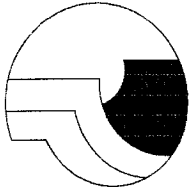
*Mark R. Linné*

Mark R. Linné

*Penny S. Bunnell*  
Penny S. Bunnell

*Docket Numbers 38363, 38359, 38358, and 38364*





# MESA COUNTY ASSESSOR

RECEIVED

OCT 15 2001

Mesa County Attorney

Mesa County Courthouse Annex ● P.O. Box 20,000-5003 ● Grand Junction, Colorado 81502-5003 ● Ph: (970)-244-1610

## STIPULATION TO VALUE FOR RESIDENTIAL PROPERTY

RE: 2001 Appeal of real property, parcel numbers:

- 2943-142-44-001
- 2943-142-44-002
- 2943-142-44-003
- 2943-142-44-004
- 2943-142-44-023 (projected, after combination)

OCT 15 11:00 AM 2001

DEAR TAXPAYER/AGENT:

The Mesa County Assessor's Office has reviewed the information provided with your petition to the Board of Assessment Appeals, along with the appropriate market information. This stipulation is subject to parcel combination. It has been determined that parcels to be combined are all owned by the same person, and that the parcels are adjoining, as required by §39-5-104, C.R.S.. The parties agree that the value for the properties referenced above should be adjusted in order to be a fair and equitable estimate of value, as of June 30, 2000, as required by §39-1-104 (10.2), C.R.S.. Therefore, the values set by the Mesa County Board of Equalization for the above tax parcels have been adjusted to the values shown below:

<u>PROPERTY CLASSIFICATION</u>	<u>PRIOR TO REVIEW</u>	<u>AFTER REVIEW</u>
2943-142-44-001 (Condo)	\$39,880	\$0.00
2943-142-44-002 (Condo)	\$39,880	\$0.00
2943-142-44-003 (Condo)	\$39,880	\$0.00
2943-142-44-0041 (Condo)	\$39,880	\$0.00
2943-142-44-023 (4-Plex)	\$0.00	\$120,000

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

TAXPAYER/AGENT Bret Sloan, Mgr. DATE 9-28-01

ASSESSOR/APPRaiser [Signature] DATE 10-12-01