

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GARY M. RADER,</p> <p>v.</p> <p>Respondent:</p> <p>MESA COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Gary M. Rader Address: P.O. Box 638 Fruita, CO 81521 Phone Number: (970) 248-1849</p>	<p>Docket Number: 41323</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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 2691-362-01-001

Category: Valuation Property Type: Agricultural
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$ 4,500.00
Improvements	<u>\$486,990.00</u>
Total	\$491,490.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

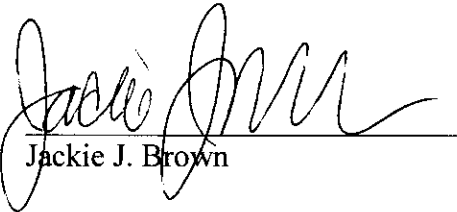
The Mesa County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 4th day of November, 2003.

This decision was put on the record


November 3, 2003

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




Jackie J. Brown

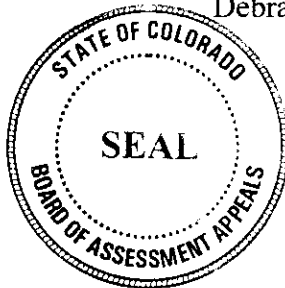
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p style="text-align: right; vertical-align: top;"> 01/21/03 11:16 AM 41323 </p> <p>Docket Number: (Not Yet Assigned) 41323</p>
<p>Petitioner: GARY M. RADER</p> <p>v.</p> <p>Respondent: MESA COUNTY BOARD OF COMMISSIONERS and MESA COUNTY BOARD OF EQUALIZATION,</p>	
<p>MESA COUNTY ATTORNEY'S OFFICE Maurice Lyle Dechant Mesa County Attorney Valerie J. Robison Assistant County Attorney P.O. Box 20,000-5004 Grand Junction, CO 81502-5004</p> <p>Phone: (970) 244-1612 FAX: (970) 255-7196 Atty. Reg. #8948, #21404</p>	
<p>STIPULATION As To Tax Year 2003 Actual Value</p>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 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: 1366 15 3/8 Road, Fruita, CO 81521, Schedule #2691-362-01-001
2. The subject property is classified as agricultural property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003:

Land	\$ 4,500.00
Improvements	\$ 541,100.00
Total	\$ 545,600.00

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

Land	\$ 4,500.00
Improvements	\$527,930.00
Total	\$532,430.00

5. After further review and negotiation, Petitioner(s) and Respondent agree to the following tax year 2003 actual value for the subject property:
(Assessors stipulated value)

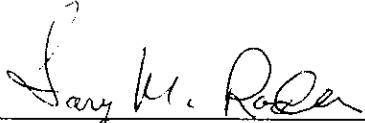
Land	\$ 4,500.00
Improvements	\$ 486,990.00
Total	\$ 491,490.00

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made: After review of the relevant market data, an adjusted is appropriate.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

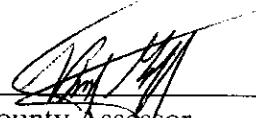
DATED this 23 day of October, 2003.



Petitioner(s) or Agent



County Attorney for Respondent
Maurice Lyle Dechant, #8948
Valerie J. Robison, #21404
Mesa County Attorney
P.O. Box 20,000-5004
Grand Junction, CO 81502-5004
(970) 244-1612



County Assessor
P.O. Box 20,000-5003
Grand Junction, CO 81502
(970) 244-1624

Docket Number: Not yet assigned