

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MELVIN G. & EDRIE J. HOSTETLER,</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: Melvin & Edrie Hostetler C/O Marie Ramsletter</p> <p>Address: 929 Main Street Grand Junction, CO 81501</p> <p>Phone Number: (970) 245-0769</p>	<p>Docket Number: 42009</p>
<p align="center">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.: 2945-032-56-012

Category: Valuation Property Type: Residential
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	\$ 65,000.00
Improvements	<u>\$203,000.00</u>
Total	\$268,000.00

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.

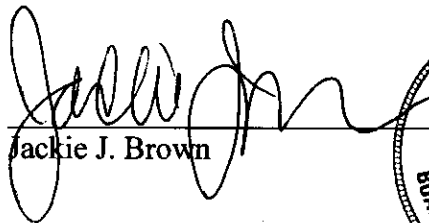
The Mesa County Assessor is directed to change his/her records accordingly.

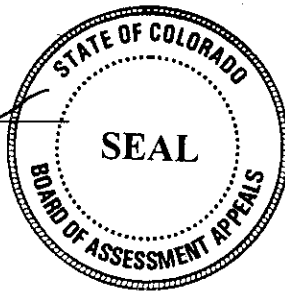
DATED/MAILED this 6th day of April, 2004.

This decision was put on the record

April 5, 2004

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
Karen E. Hart



Debra A. Baumbach
Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	<p style="text-align: center;">RECEIVED 04 APR -5 PM 12:52 BOARD OF ASSESSMENT APPEALS</p> <p>Docket Number: 42009</p>
Petitioner: MELVIN G. and EDRIE J. HOSTETLER v. Respondent: MESA COUNTY BOARD OF EQUALIZATION	
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 Phone: (970) 244-1612 FAX: (970) 255-7196 Atty. Reg. #8948, #21404	
STIPULATION (As To Tax Year 2003 Actual Value)	

Petitioner(s) 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: 2513 Falls View Circle, Grand Junction, CO 81505.
2. The subject property is classified as residential property.

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

Land	\$ 65,000.00
Improvements	<u>\$221,050.00</u>
Total	\$286,050.00

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

Land	\$ 65,000.00
Improvements	<u>\$221,050.00</u>
Total	\$286,050.00

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


Land	\$ 65,000.00
Improvements	<u>\$203,000.00</u>
Total	\$268,000.00


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: At the time of the original valuation, the Assessor's Office was lacking in comparable sales data. After meeting with the Respondent and further research, it was agreed that the property value for \$268,000.00 was an acceptable amount.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 20, 2004 at 10:30 a.m. be vacated.

DATED this 1st day of April, 2004.


Petitioner(s) or Agent


Petitioner(s) or Agent


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