

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45443
Petitioner: SECCO INC.,	
v.	
Respondent: MESA COUNTY BOARD OF EQUALIZATION.	
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:
County Schedule No.: 2945-152-04-003
Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:
Total Value: \$603,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 25th day of February 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 24, 2006

Karen E Hart

Karen E. Hart

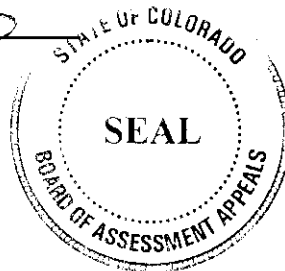
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:45443 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2006 FEB 24 AM 11:38
Petitioner: SECCO INC. EDWARD L. CLEMENTS JR. 2210 I Road Grand Junction, CO 81505 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 Withdrawal of Petition for 2005)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as: 2525 RIVER RD. GRAND JUNCTION, COLORADO, Tax Parcel # 2945-152-04-003.
2. The subject property is classified as **Improved Commercial** property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2005:

Land: \$237,350.00
Improvements: \$396,910.00
Total: \$634,260.00

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

(BOE value)

Land: \$237,350.00
Improvements: \$396,910.00
Total: \$634,260.00

5. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2005 actual value for the subject property:

(Assessors stipulated value)

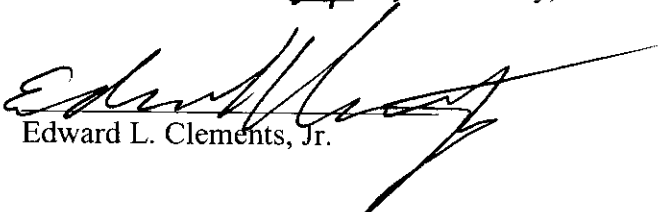
Land: \$237,350.00
Improvements: \$365,650.00
Total: \$603,000.00

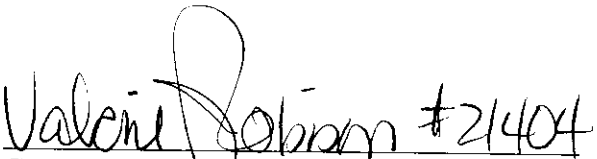
6. The valuation, as established above, shall be binding only with respect to tax year 2005.

7. Brief narrative as to why the reduction was made: **Physical depreciation of improvements following site inspection.**

8. A hearing has been scheduled before the Board of Assessment Appeals at 10:30 a.m., on April 21, 2006 at 222 South Sixth Street, Grand Junction, Colorado 81501.

DATED this 29 day of January, 2006


Edward L. Clements, Jr.


County Attorney for Respondent
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Mesa County Attorney
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County Assessor
Roy Howell
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Grand Junction, CO 81502
(970) 244-1624

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