

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45489
Petitioner: TOYS R US 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.: 2945-092-10-019

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: \$1,600,000
(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 18th day of March 2006.

BOARD OF ASSESSMENT APPEALS


This decision was put on record

March 16, 2006

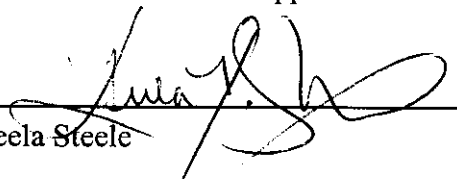


Karen E. Hart

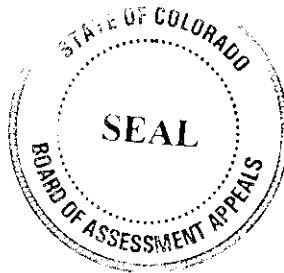
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Keela Steele



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 45489</p> <p style="text-align: right;">STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2005 MAR 16 PM 12:13</p>
<p>Petitioner: TOYS R US INC</p> <p>v.</p> <p>Respondent: 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 style="text-align: center;">STIPULATION (As To Tax Year 2005 Actual Value)</p>	

Petitioners 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 Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as 585 24 ½ Road, Grand Junction, Colorado. The schedule number is 2945-092-10-019.
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2005:

Land: \$ 472,580
Improvements: \$1,758,170
Total: \$2,230,750

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

Land: \$ 472,580
Improvements: \$1,590,290
Total: \$2,062,870

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

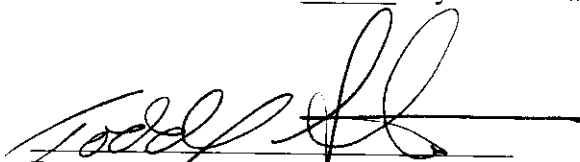
Land: \$ 472,580
Improvements: \$1,127,420
Total: \$1,600,000

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

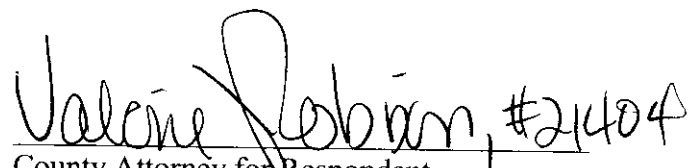
7. Brief narrative as to why the reduction was made: it is determined that the original value needs to be adjusted in order to be a fair and equitable estimate of what it was worth on June 30, 2004, as required by Colorado Revised Statute 39-1-104(10.2)(d).

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 18, 2006 1:00 p.m. be vacated.

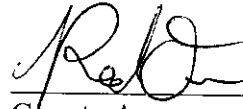
DATED this 16 day of February, 2006.



Representative for Toys R Us, Inc.



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



County Assessor Appraiser for Respondent
Reed Orr
Appraiser III, Commercial Supervisor
Mesa County Assessor's Office
P.O. Box 20,000-5003
544 Rood Ave
Grand Junction, CO 81502
(970) 244-1625

Docket Number: 45489