

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50581</b>
Petitioner: <b>GJT STORAGE,</b>  v.  Respondent: <b>MESA COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2705-311-08-016+3**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  

**Total Value:            \$10,103**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 16th day of January 2009.


**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

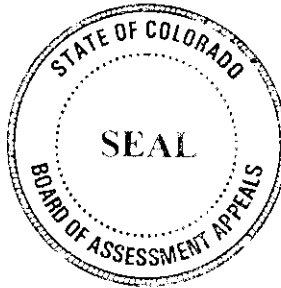
January 15, 2009

  
\_\_\_\_\_  
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

  
\_\_\_\_\_  
Toni Rigiroszi



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2009 JAN 15 11:03:33  Docket Number: 50581 Schedule No. 2705-311-08-016+3
<b>Petitioner: GJT STORAGE</b>  v.  <b>Respondent: MESA COUNTY BOARD OF EQUALIZATION</b>	
<b>MESA COUNTY ATTORNEY'S OFFICE</b> <b>Maurice Lyle Dechant</b> <b>Mesa County Attorney</b> <b>David Frankel</b> <b>Assistant County Attorney</b> <b>P.O. Box 20,000-5004</b> <b>Grand Junction, CO 81502-5004</b>  <b>Phone: (970) 244-1612</b> <b>FAX: (970) 255-7196</b> <b>Atty. Reg. #8948, #26314</b>	
<b>STIPULATION As To Tax Year 2008 Actual Value</b>	

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2008 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 contains four (4) schedule numbers and is described as 2860 Aviators Way, Grand Junction, Colorado. The physical property address for individual schedule numbers is as follows:

- a. 2705-311-08-016 - 2860 Aviators Way, Unit A-0, Grand Junction, Colorado;
- b. 2705-311-08-023 - 2860 Aviators Way, Unit C-7, Grand Junction, Colorado;

c. 2705-311-08-031 - 2860 Aviators Way, Unit B-14, Grand Junction, Colorado;

d. 2705-311-08-038 - 2860 Aviators Way, Unit B-0, Grand Junction, Colorado.

2. The subject property is classified as Commercial property.

3. The values assigned to each schedule number for tax year 2008 are as follows:

a. Schedule number **2705-311-08-016**

i. The County Assessor originally assigned the following actual value on the subject property: \$ 11,820

ii. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows: \$ 11,820

iii. After further review and negotiation, Petitioners and Respondent agree to the following tax year 2008 actual value for the subject property: \$ 2,160

b. Schedule number **2705-311-08-023**

i. The County Assessor originally assigned the following actual value on the subject property: \$ 9,210

ii. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows: \$ 9,210

iii. After further review and negotiation, Petitioners and Respondent agree to the following tax year 2008 actual value for the subject property: \$ 1,683

c. Schedule number **2705-311-08-031**

i. The County Assessor originally assigned the following actual value on the subject property: \$ 18,390

ii. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows: \$ 18,390

- iii. After further review and negotiation, Petitioners and Respondent agree to the following tax year 2008 actual value for the subject property: \$ 3,096
- d. Schedule number **2705-311-08-038**
  - i. The County Assessor originally assigned the following actual value on the subject property: \$ 18,790
  - ii. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows: \$ 18,790
  - iii. After further review and negotiation, Petitioners and Respondent agree to the following tax year 2008 actual value for the subject property: \$ 3,164
- 4. The valuations, as established above, shall be binding only with respect to tax year 2008.
- 5. Brief narrative as to why the reduction was made: Ground lease and condo declaration greatly diminish use and value of improvements. Conditions hinder marketability of units, diminishing overall value to minimal.
- 6. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 25, 2009, at 3:00 p.m. be vacated.

DATED: 1/7/09

Petitioner GJT Storage

By: 

Mesa County Attorney for Respondent

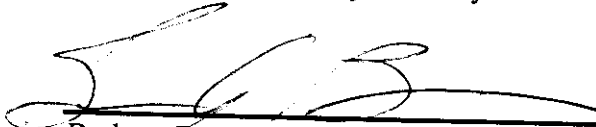


Maurice Lyle Dechant, #8948

Mesa County Attorney

David Frankel, #26314

Assistant Mesa County Attorney



Barbara Brewer

Mesa County Assessor

Docket Number(s): 50581