

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51620
Petitioner: <b>MICHAEL C. BULLOCK ,</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.: 2945-0+2-00-104**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  

**Total Value:            \$1,800,000**

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

**ORDER:**

Respondent is ordered to reduce the 2009 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 1st day of February 2010.

**BOARD OF ASSESSMENT APPEALS**

*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.

*Melissa Nord*

Melissa Nord

*Debra A. Baumbach*

Debra A. Baumbach

JAN 22 2010

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2010 JAN 28 PM 12:57
<b>Petitioner:</b> MICHAEL C. BULLOCK,  v.  <b>Respondent:</b> MESA COUNTY BOARD OF EQUALIZATION.	
<b>MESA COUNTY ATTORNEY'S OFFICE</b> <b>Maurice Lyle Dechant, #8948</b> <b>Mesa County Attorney</b> <b>David Frankel, #26314</b> <b>Chief 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>	
STIPULATION As To Tax Year 2009 Actual Value	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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: 2455 Highway 6 & 50, Grand Junction, Mesa County, Colorado; Schedule No. 2945-091-00-104.
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 2009:

Land	\$ 770,140.00
Improvements	<u>\$1,180,640.00</u>
Total	<u>\$1,950,780.00</u>

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

Land	\$ 770,140.00
Improvements	<u>\$1,180,640.00</u>
Total	<u>\$1,950,780.00</u>

5. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:


Land	\$ 770,140.00
Improvements	<u>\$1,029,860.00</u>
Total	<u>\$1,800,000.00</u>

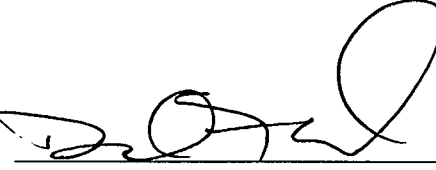
6. The valuation, as established above, shall be binding only with respect to tax year 2009.

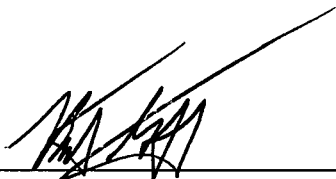
7. Brief narrative as to why the reduction was made: The petitioner submitted documentation describing the insolvency and ultimate bankruptcy of the tenant, Circuit City. Marketability and value on this property was affected as of June 30, 2008 due to an uncertain income stream.

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

DATED this 18<sup>th</sup> day of JANUARY, 2010.

  
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