

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52005</b>
Petitioner: <b>RANDOLPH M AND JOYCE A. TAYLOR ,</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.: 2701-334-12-008**

**Category: Valuation      Property Type: Residential**
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:            \$410,000**

(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 18th day of February 2010.



**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

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

*Melissa Nord*

Melissa Nord

BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Petitioners:**  
RANDOLPH M. TAYLOR and JOYCE A. TAYLOR,

v.

**Respondent:**  
MESA COUNTY BOARD OF EQUALIZATION.

**MESA COUNTY ATTORNEY'S OFFICE**  
**Maurice Lyle Dechant, #8948**  
**Mesa County Attorney**  
**David Frankel, #26314**  
**Chief Assistant County Attorney**  
**P.O. Box 20,000-5004**  
**Grand Junction, CO 81502-5004**  
**Phone: (970) 244-1612**  
**FAX: (970) 255-7196**

Docket Number: 52005

STIPULATION As To Tax Year 2009 Actual Value

Petitioners 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 Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as: 712 24 $\frac{3}{4}$  Road, Grand Junction, Mesa County, Colorado; Schedule No. 2701-334-12-008.
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 2009:

Land	\$141,000.00
Improvements	<u>\$318,290.00</u>
Total	<u>\$459,290.00</u>

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

Land	\$141,000.00
Improvements	<u>\$280,960.00</u>
Total	<u>\$421,960.00</u>

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

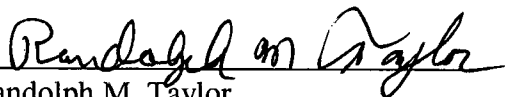
Land	\$141,000.00
Improvements	<u>\$269,000.00</u>
Total	<u>\$410,000.00</u>

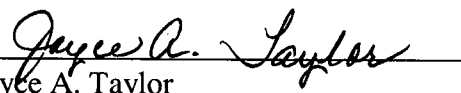
6. The valuation, as established above, shall be binding only with respect to tax year 2009.

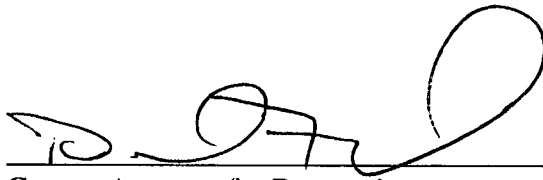
7. Brief narrative as to why the reduction was made: Sales analysis indicated that a location adjustment was necessary relative to comparable sales north of Interstate 70. Further adjustments were necessary for differing lot sizes, square footage and garage size.

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

DATED this 11<sup>th</sup> day of February, 2010.

  
Randolph M. Taylor  
712 24<sup>3</sup>/<sub>4</sub> Road  
Grand Junction, CO 81505

  
Joyce A. Taylor  
712 24<sup>3</sup>/<sub>4</sub> Road  
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*Gary Cape*

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Gary Cape, Appraiser  
Barbara Brewer  
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