

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52020
Petitioner: JOHN AND DEBRA S. BRAUCHER , 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.: 2943-053-40-008

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: \$253,970

(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 28th day of September 2009.

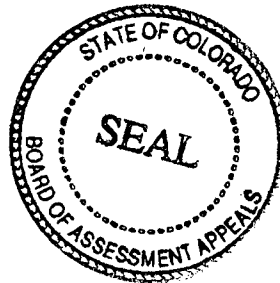
BOARD OF ASSESSMENT APPEALS

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.

Debra A. Baumbach
Debra A. Baumbach

Toni Rigirozzi
Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52020 STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2009 SEP 23 PM 2:14
Petitioners: JOHN BRAUCHLER and DEBRA S. BRAUCHLER, 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	
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: 608 Wagon Way, Grand Junction, Mesa County, Colorado (2943-053-40-008).
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	\$ 65,000.00
Improvements	<u>\$204,130.00</u>
Total	<u>\$269,130.00</u>

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

Land	\$ 65,000.00
Improvements	<u>\$204,130.00</u>
Total	<u>\$269,130.00</u>

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

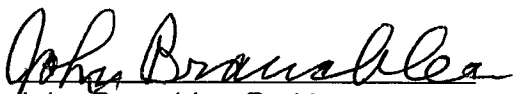
Land	\$ 65,000.00
Improvements	<u>\$188,970.00</u>
Total	<u>\$253,970.00</u>

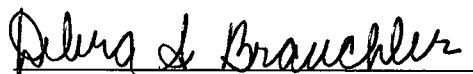
6. The valuation, as established above, shall be binding only with respect to tax year 2009.


7. Brief narrative as to why the reduction was made: After a thorough site inspection of the subject property on September 1, 2009, an adjustment was made for the condition of the property. The previous owner had done some remodeling and updating that was not done properly. The laminate flooring in the kitchen/dining area is separating and curling. The carpet on the main level is one color in the living room and a different color in the 3 bedrooms. The basement has a strong musty odor and the Petitioners stated that there have been water problems in the basement many times when there are heavy rainstorms. The landscaping in the backyard is in poor condition.

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

DATED this 17 day of SEPT, 2009.


John Brauchler, Petitioner


Debra S. Brauchler, Petitioner


County Attorney for Respondent
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
(970) 244-1612



Matthew Kramer
Mesa County Appraiser
Barbara Brewer
Mesa County Assessor
P.O. Box 20,000-5003
Grand Junction, CO 81502
(970) 244-1624

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