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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203 | <b>Docket Number: 52239</b> |
| Petitioner:<br><b>GREGORY R. MARTIN ,</b><br><br>v.<br>Respondent:<br><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.: 2943-094-33-006**

**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:            \$285,000**

(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 2nd 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.

*Debra A. Baumbach*

Debra A. Baumbach

*Melissa Nord*

Melissa Nord

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| BOARD OF ASSESSMENT APPEALS,<br>STATE OF COLORADO<br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   | 2010 JUN 27 7:11:43<br><br>Docket Number: 52239 |
| <b>Petitioners:</b><br>GREGORY R. MARTIN and CARLA B. MARTIN,<br><br>v.<br><br><b>Respondent:</b><br>MESA COUNTY BOARD OF EQUALIZATION.  |   |
| <b>MESA COUNTY ATTORNEY'S OFFICE</b><br><b>Maurice Lyle Dechant, #8948</b><br><b>Mesa County Attorney</b><br><b>David Frankel, #26314</b><br><b>Chief Assistant County Attorney</b><br><b>P.O. Box 20,000-5004</b><br><b>Grand Junction, CO 81502-5004</b><br><b>Phone: (970) 244-1612</b><br><b>FAX: (970) 255-7196</b> |   |
| <b>STIPULATION As To Tax Year 2009 Actual Value</b>  |   |

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: 530 Kirby Drive, Grand Junction, Mesa County, Colorado; Schedule No. 2943-094-33-006.
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         | \$ 60,000.00        |
| Improvements | <u>\$245,430.00</u> |
| Total        | <u>\$305,430.00</u> |

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

|              |                     |
|--------------|---------------------|
| Land         | \$ 60,000.00        |
| Improvements | <u>\$245,430.00</u> |
| Total        | <u>\$305,430.00</u> |

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

|              |                     |
|--------------|---------------------|
| Land         | \$ 60,000.00        |
| Improvements | <u>\$225,000.00</u> |
| Total        | <u>\$285,000.00</u> |

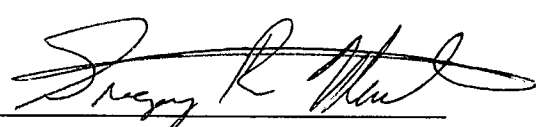
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6. The valuation, as established above, shall be binding only with respect to tax year 2009.

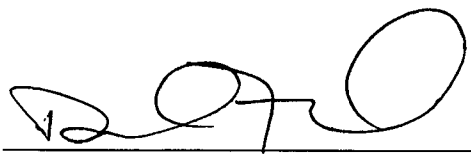
7. Brief narrative as to why the reduction was made: An adjustment was made after a thorough site inspection of the subject property. It was determined that while the exterior of the home has new stucco, none of the interior has been remodeled as well as a very small backyard in comparison to other homes in the neighborhood. The proposed value of \$285,000 was based on the adequacy of the property and comparable sales in the neighborhood.

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

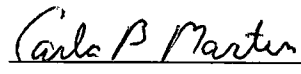
DATED this 20 day of January, 2010



Gregory R. Martin  
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*Matthew Kramer*

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Matthew Kramer, Appraiser  
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