

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52786
Petitioner: CENTURY EQUIPMENT COMPANY INC., 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.: 2943-101-00-120+1

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: \$1,206,710
(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 3rd day of December 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



From: Century Equipment

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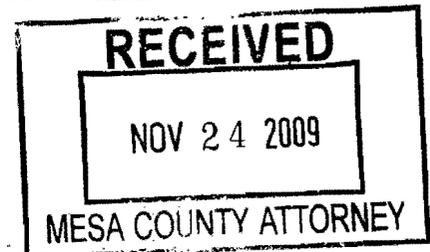
BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Schedule Numbers: 2943-104-00-138 and 2943-101-00-120
Petitioner: CENTURY EQUIPMENT COMPANY, INC. v. Respondent: MESA COUNTY BOARD OF EQUALIZATION	Combined Schedule Number: 2943-104-00-150
MESA COUNTY 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: 52786
STIPULATION As To Tax Year 2009 Actual Value	

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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: 549 32 Road, Grand Junction, Mesa County, Colorado. Schedule numbers 2943-101-00-120 and 2943-104-00-138.
2. By agreement of the parties, the two parcels of land were combined in November of 2009 and assigned schedule number 2943-104-00-150.
3. The subject property is classified as Commercial property.



Post-It Fax Note	7871	Date	11/24/09
To	Steve Klemm	From	Ray Hancock
Co/Dept		Co.	
Phone #	435-783-3065	Phone #	970-255-2110
Fax #	435-783-3065	Fax #	970-244-1796

From: Century Equipment

801 262 5780

11/24/2009 09:28

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4. The County Assessor originally assigned the following actual value on the subject property for tax year 2009:

2943-101-00-120:	
Vacant Land	\$ 64,470.00
Improvements	\$.00
Total	\$ 64,470.00

2943-104-00-138:	
Land	\$ 718,220.00
Improvements	\$ 738,140.00
Total	\$ 1,456,360.00

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

2943-101-00-120: Total Land and Improvements \$ 64,470.00

2943-104-00-138: Total Land and Improvements \$ 1,456,360

6. After further review and negotiation, the two parcels were combined and assigned Schedule Number 2943-104-00-150. Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

2943-104-00-150:	
Land	\$ 468,570.00
Improvements	\$ 738,140.00
Total	\$ 1,206,710.00

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

8. Brief narrative as to why the reduction was made: After further review and analysis, it was determined the land was overvalued considering the large size relative to nearby sites. With the combination of the two parcels, the land should be further adjusted for diminishing returns.

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

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DATED this 24th day of NOVEMBER, 2009.



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