

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53040
Petitioner: SPTIHS PROPERTIES TRUST, 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.: 2945-111-16-019
 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: \$3,325,000
 (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 16th day of August 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.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



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Petitioner: SPTIHS PROPERTIES TRUST, 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	

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: 2501 Little Bookcliff Avenue, Grand Junction, Mesa County, Colorado; Schedule No. 2945-111-16-019.
2. The subject property is classified as Residential (Multi 9 – Up) property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009:

Land	\$ 226,630.00
Improvements	<u>\$3,827,090.00</u>
Total	<u>\$4,053,720.00</u>

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

Land	\$ 226,630.00
Improvements	<u>\$3,827,090.00</u>
Total	<u>\$4,053,720.00</u>

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

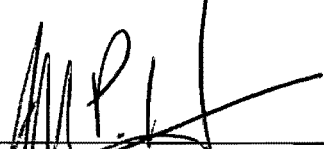
Land	\$ 226,630.00
Improvements	<u>\$3,098,370.00</u>
Total	<u>\$3,325,000.00</u>


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

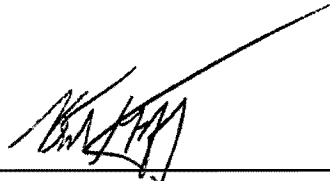
7. Brief narrative as to why the reduction was made: After review of the available market information, coupled with a site inspection, a value of \$35,000 per bed is supportable. The subject has 95 beds, so the value would be \$3,325,000.

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

DATED this 10 day of August, 2010.


SPTHS Properties Trust, Petitioner
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