

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56114
Petitioner: WELLINGTON III CONDOMINIUM ASSOCIATION, 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.: R081910

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$0
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 29th day of November 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.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



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BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: WELLINGTON III CONDOMINIUM ASSOCIATION	
v.	
Respondent: MESA COUNTY BOARD OF EQUALIZATION	
MESA COUNTY ATTORNEY'S OFFICE Maurice Lyle Dechant Mesa County Attorney David Frankel Chief Assistant County Attorney P.O. Box 20,000-5004 Grand Junction, CO 81502-5004	Docket Number: 56114
Phone: (970) 244-1612 FAX: (970) 255-7196 Atty. Reg. #8948, #26314	
STIPULATION As To Tax Year 2010 Actual Value	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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: 1120 Wellington Avenue, Grand Junction, Mesa County, Colorado (2945-111-40-001).
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2010: \$ 468,560 as vacant land

4. After a timely appeal to the Board of Equalization, the Board of Equalization made no adjustment and the property remained valued at \$ 468,560.

5. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2010 actual value for the subject property: \$0 (zero value).

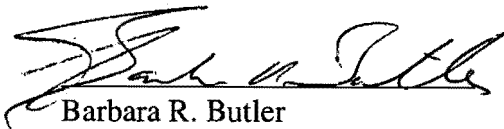
6. Brief narrative as to why the reduction was made:

This parcel is the parking lot for the medical condominium offices located at 1120 Wellington Avenue. The medical condominium offices are legally condominiums which means the parking lot is part of the general common elements of the condominium building. This is not taxable since these general common elements are inherent in the value of each condominium unit. This parcel was replatted so that additional land could be added to increase the size of the parking lot. This parcel was replatted into a separate subdivision in 2009 when it should have been replatted as a condominium subdivision. Due to this, the parcel became taxable when it was not taxable in the first place since the parking lot is part of the general common elements of the building. This stipulation is to correct this situation. The value of the parcel should go from \$468,560 to a zero value.

7. The valuation, as established above, shall be binding only with respect to tax year 2010.

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

DATED this 15th day of November, 2010.



Barbara R. Butler
Attorney for Petitioner
P.O. Box 40
Grand Junction, CO 81502
(970) 986-3400



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



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

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