

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57601
Petitioner: LOJO PARTNERSHIP LLP, v. Respondent: MESA COUNTY BOARD OF COMMISSIONERS.	
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.: R068802

Category: Abatement Property Type: Commercial Real

2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:

Total Value: \$1,700,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 09-10 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 12th day of August 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

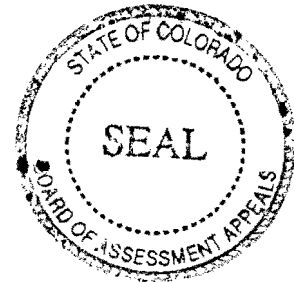
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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Petitioner: LOJO PARTNERSHIP LLP v. Respondent: MESA COUNTY BOARD OF COMMISSIONERS	
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 - 2010	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 – 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: 630 S. 7th Street, Grand Junction, Mesa County, Colorado. Schedule No. R068802.
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned a value on the subject property of \$ 2,075,480.
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property at \$ 2,056,100.00.

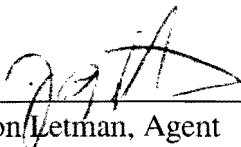
5. After further review and negotiation, Petitioner and Respondent agree to an actual value for the subject property of \$ 1,700,000.00.

6. The valuation, as established above, shall be binding only with respect to tax year 2009 - 2010.

7. Brief narrative as to why the reduction was made: The taxpayer's agent provided income data at the CBOE that was not provided prior to that hearing which indicated an overvaluation based upon economic obsolescence as a result of a long-term lease and market conditions present as of June 30, 2008.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 19, 2011 at 8:30 a.m. be vacated.

DATED this 21st day of July, 2011.



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Barbara Brewer, County Assessor
By: Steve Henderson, Appraiser
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