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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 57689 |
| Petitioner: VICKI AND WARREN WALCHER , 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.: R036609

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$124,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 31st day of October 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

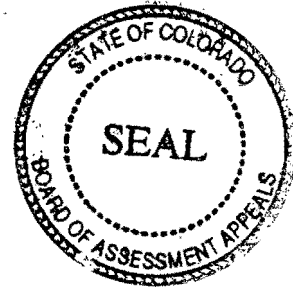
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



2011 OCT 25 AM 10:58

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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioners: WARREN P. WALCHER and VICKI L. WALCHER 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 Andrea Nina Atencio, #33351 Assistant County Attorney P.O. Box 20,000-5004 Grand Junction, CO 81502-5004 Phone: (970) 244-1612 FAX: (970) 255-7196 | Docket Number: 57689 |
| STIPULATION As To Tax Year 2011 Actual Value | |

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2011 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: 585½ 31-3/4 Road, Grand Junction, Mesa County, Colorado, Schedule No. R036609, Parcel No. 2943-101-06-009.

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 2011:

| | |
|--------------|---------------------|
| Land | \$ 45,000.00 |
| Improvements | \$102,010.00 |
| Total | <u>\$147,010.00</u> |

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

| | |
|--------------|---------------------|
| Land | \$ 45,000.00 |
| Improvements | \$ 96,180.00 |
| Total | <u>\$141,180.00</u> |

5. After completing an individual full appraisal which indicated the property value of \$124,000.00, Petitioners and Respondent agree to the following tax year 2011 actual value for the subject property:

| | |
|--------------|---------------------|
| Land | \$ 45,000.00 |
| Improvements | \$ 79,000.00 |
| Total | <u>\$124,000.00</u> |

6. The valuation, as established above, shall be binding only with respect to tax year 2011.

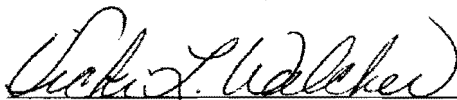
7. Brief narrative as to why the reduction was made: Gene Hughes performed a detailed individual appraisal of the subject property indicating the value was \$124,000.00 as of June 30, 2010.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 26, 2011 at 4:00 p.m. be vacated.

DATED this ²⁵ day of October, 2011.



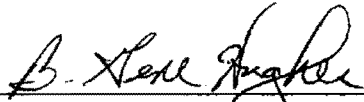
Warren P. Walcher
3240 B½ Road
Grand Junction, CO 81503-9412



Vicki L. Walcher
3240 B½ Road
Grand Junction, CO 81503-9412



County Attorney for Respondent
Maurice Lyle Dechant, #8948
Mesa County Attorney
David Frankel, #26314
Chief Assistant County Attorney
Andrea Nina Atencio, #33351
Assistant County Attorney
P.O. Box 20,000-5004
Grand Junction, CO 81502-5004
(970) 244-1612



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

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