

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57995</b>
Petitioner: <b>AMERICAN NATIONAL BANK,</b>  v.  Respondent: <b>MESA COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R064011**

**Category: Valuation      Property Type: Commercial Real**
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:            \$1,100,000**

(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 27th day of July 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

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Diane M. DeVries

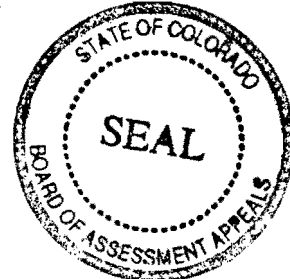
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*CM*

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Cara McKeller

*Debra A. Baumbach*

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Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</b>	
<b>Petitioner: AMERICAN NATIONAL BANK</b>  <b>v.</b>  <b>Respondent: MESA COUNTY BOARD OF EQUALIZATION</b>	
<b>MESA COUNTY ATTORNEY'S OFFICE Maurice Lyle Dechant Mesa County Attorney David Frankel Assistant County Attorney P.O. Box 20,000-5004 Grand Junction, CO 81502-5004</b>  <b>Phone: (970) 244-1612 FAX: (970) 255-7196 Atty. Reg. #8948, #26314</b>	Docket Number: 57995
<b>STIPULATION As To Tax Year 2011 Actual Value</b>	

Petitioner 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 Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as: 131 North 6<sup>th</sup> Street, Grand Junction, Mesa County, Colorado; Parcel No. 2945-143-17-007; Account No. R064011.
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 2011:

Land	\$ 187,500.00
Improvements	<u>\$2,512,790.00</u>
Total	<u>\$2,700,290.00</u>

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

Land	\$ 187,500.00
Improvements	<u>\$1,612,500.00</u>
Total	<u>\$1,800,000.00</u>

5. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2011 actual value for the subject property:

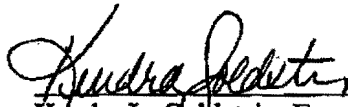
Land	\$ 187,500.00
Improvements	<u>\$ 912,500.00</u>
Total	<u>\$1,100,000.00</u>

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

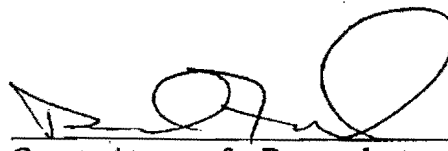
7. Brief narrative as to why the reduction was made: Petitioner has provided Respondent with more detailed information and a complete appraisal, including documentation of repair expenses undertaken to remedy deficiencies of the building.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 1, 2012 at 8:30 a.m. be vacated.

DATED this 25<sup>th</sup> day of July, 2012.



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Mesa County Assessor  
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