

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60747
Petitioner: 1100 4TH LLC, 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.: R064831

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$84,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

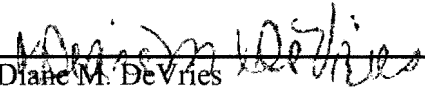
ORDER:

Respondent is ordered to reduce the 2012 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 19th day of October 2012.

BOARD OF ASSESSMENT APPEALS

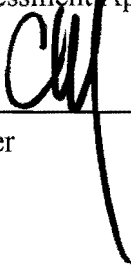


Diane M. DeVries

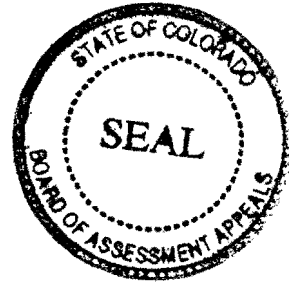


Debra A. Baumbach

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



Cara McKeller



2012 OCT 15 PM 12: 27

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 1100 4 th (sic) UTE LLC 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 2012 Actual Value	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2012 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: 1105 Ute Avenue, Grand Junction, Mesa County, Colorado; Schedule No. R064831.
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 2012:

Land	\$ 49,060.00
Improvements	<u>\$ 62,940.00</u>
Total	<u>\$112,000.00</u>

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

Land	\$ 49,060.00
Improvements	<u>\$ 44,940.00</u>
Total	<u>\$ 94,000.00</u>

5. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2012 actual value for the subject property:


Land	\$ 49,060.00
Improvements	<u>\$ 34,940.00</u>
Total	<u>\$ 84,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2012.

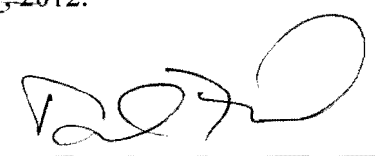
7. Brief narrative as to why the reduction was made: Inspection of the property revealed defective workmanship with the roof, coupled with drainage issues. After analyzing available cost, market and income, the value should be reduced.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 7, 2012 at 8:30 a.m. (trailing docket) be vacated.

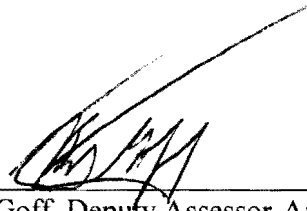
DATED this 12th day of October, 2012.



Thomas F. Bolger, Member
1100 Ute LLC
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