

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61968
Petitioner: HAL MARSHALL SEARS REVOCABLE TRUST, 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.: R051111

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$725,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 11-12 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 September 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2013 SEP 16 AM 9:50

BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 61968

Single County Schedule Number/Parcel Number: 2945-012-50-013/ R051111

STIPULATION (As to Tax Years 2011/2012 Actual Value)

Petitioner:

HAL MARSHALL SEARS REVOCABLE TRUST,

vs.

Respondent:

MESA COUNTY BOARD OF COUNTY COMMISSIONERS.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2011 and 2012 abatement 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: 687 Horizon Drive, Grand Junction, Mesa County, Colorado, Schedule No. 2945-012-50-013, Parcel No. R051111.

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 years 2011 and 2012 as follows:

2011	\$ 819,900
2012	\$ 819,900

4. After a timely appeal to the Board of County Commissioners, the subject property was valued follows:

2011	\$ 753,380
2012	\$ 753,380

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following actual value for the subject property for tax years 2011 and 2012:

2011 \$ 725,000
2012 \$ 725,000

6. The valuation, as established above, shall be binding only with respect to tax years 2011 and 2012.


7. Brief narrative as to why the reduction was made: After a review of the sales comparison, cost, and income approaches, a lower value was warranted.

8. A hearing in this case is scheduled for October 15, 2013.

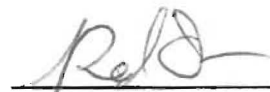
DATED this 10th day of September, 2013.



Mike Walter, Agent for Petitioner



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