

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62088
Petitioner: 215 NORTH 3RD STREET 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.: R063946

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$492,800

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

ORDER:

Respondent is ordered to reduce the 2013 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 November 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.

CJK

Cara McKeller



BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 62088

Single County Schedule Number/Account Number: R063946

STIPULATION (As to Tax Year 2013 Actual Value)

Petitioner:

215 NORTH 3RD STREET, LLC,

vs.

Respondent:

MESA COUNTY BOARD OF EQUALIZATION

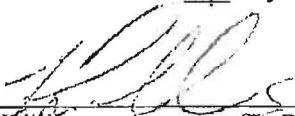
Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:


1. The property subject to this Stipulation is described as: 215 N. 3rd Street, Grand Junction, Mesa County, Colorado, County Schedule No./Account No. R063946.
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 2013: \$ 633,010.
4. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2013 actual value for the subject property: \$ 492,800.
5. The valuation, as established above, shall be binding only with respect to tax year 2013.
6. Brief narrative as to why the reduction was made: Analysis of all three approaches of sales comparison, cost, and income indicate a lower value.
7. Both parties request that the hearing scheduled before the Board of

Assessment Appeals on December 17, 2013, at 8:30 a.m. be vacated.

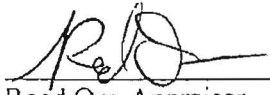
DATED this 11 day of November, 2013.



John Williams, Attorney for Petitioner
Michael S. Foster



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