

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62091
Petitioner: ED IRWIN II 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.: R071622

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: \$731,000

(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 1st day of October 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.

Cara McKeller

Cara McKeller



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BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 62091

Single County Schedule Number/Parcel Number: 2945-261-29-001/ R071622

STIPULATION (As to Tax Year 2013 Actual Value)

Petitioner:
ED IRWIN, II, 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.

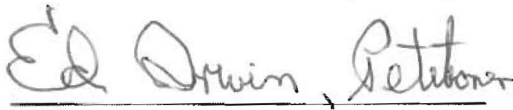
The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as: 2696 Highway 50, Grand Junction, Mesa County, Colorado, Schedule No. 2945-261-29-001, Parcel No. R071622.
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: \$834,960.00.
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows: \$ 834,960.00.
5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2013 actual value for the subject property: \$ 731,000.00.
6. The valuation, as established above, shall be binding only with respect to tax year 2013.

7. Brief narrative as to why the reduction was made: Analysis of Petitioner's actual income in relation to market income indicates the presence of economic obsolescence related to subject property's location compared to sales comparables.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 11 day of August, 2013.



Ed Irwin, Petitioner



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