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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 62163 |
| Petitioner: PALISADE VINEYARDS, 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.: R024550
 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: \$500,000
 (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 13th day of December 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



2013 DEC 10 AM 9:26

BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 62163

Single County Parcel Number / Schedule Number: 2937-092-41-002 / R024550

STIPULATION (As to Tax Year 2013 Actual Value)

Petitioner:
PALISADE VINEYARDS, 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.

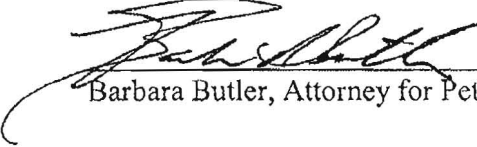
The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as: 125 Peach Avenue, Palisade, Mesa County, Colorado, Parcel Number 2937-092-41-002, Schedule Number R024550.
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: \$ 917,330. This value was reduced to \$ 619,470.
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows: \$ 619,470.
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: \$ 500,000.
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: Analyses of the Cost, Sales Comparison and Income Approaches to value indicate overvaluation due to the subject's location (Palisade).

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 17, 2013, at 8:30 a.m. be vacated.


DATED this 5th day of December, 2013.



Barbara Butler, Attorney for Petitioner



County Attorney for Respondent
Maurice Lyle Dechant, #8948
Mesa County Attorney
David Frankel, #26314
Chief Assistant County Attorney
Andrea Nina Atencio, #33351
Assistant County Attorney
P.O. Box 20,000-5004
Grand Junction, CO 81502-5004
(970) 244-1612



Steve Henderson, Appraiser
Barbara Brewer
Mesa County Assessor
P.O. Box 20,000-5003
Grand Junction, CO 81502
(970) 244-1624

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