

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63426
Petitioner: NEUENSCHWANDER PIONEER PROPERTIES LLC, v. Respondent: MONTROSE 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.: R0017675

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: \$1,087,000
(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 Montrose County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 26th day of June 2014.

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.

CM

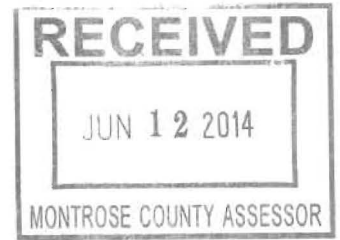
Cara McKeller

Debra A Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO



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Docket Number: 63426

Single County Schedule Number: R0017675

STIPULATION (As to Tax Year 2013 Actual Value)

Neuenschwander Pioneer Properties LLC,

Petitioner,

vs.

Montrose COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) 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.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:
Multi-tenant retail building at 2620 Woodgate Road in
Montrose, Colorado. Drake Minor Subdivision Lot 4B.

2. The subject property is classified as Commercial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013:

Land	\$	380,790.00
Improvements	\$	754,130.00
Total	\$	<u>1,134,920.00</u>

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

Land	\$	380,790.00
Improvements	\$	754,130.00
Total	\$	<u>1,134,920.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

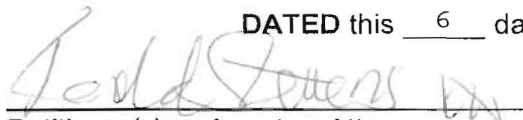
Land	\$	<u>380,790.00</u>
Improvements	\$	<u>706,210.00</u>
Total	\$	<u>1,087,000.00</u>

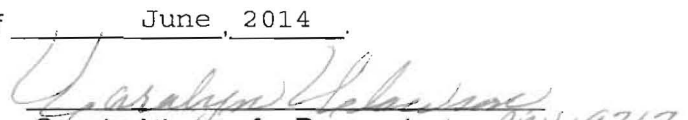
6. The valuation, as established above, shall be binding only with respect to tax year 2013.

7. Brief narrative as to why the reduction was made:
Further analysis of market rents prior to June 30, 2012 indicated that a slight reduction to value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 20, 2014 (date) at 8:30 am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 6 day of June, 2014.


Petitioner(s) or Agent or Attorney


County Attorney for Respondent, ARW 19717
Board of Equalization

Address:

Stevens & Associates, Inc.

9635 Maroon Circle Suite 450

Englewood, CO 80112

Telephone: (303) 347-1878

Address:

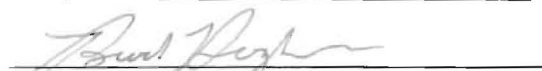
Carolyn Clawson

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County Assessor

Address:

Bradley Hughes

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Montrose, CO 81402

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