

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63469
Petitioner: J. CHRISTOPHER YOUNG , 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.: R024772
 Category: Abatement Property Type: Residential

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: \$46,310
 (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 31st day of March 2014.

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.

[Handwritten Signature]

Cara McKeller



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BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 63469

Single County Parcel Number/Schedule Number: 2937-102-00-105/ R024772

STIPULATION (As to Tax Year 2011 & 2012 Actual Value)

Petitioner:

J. Christopher Young,

vs.

Respondent:

Mesa County Board of Equalization/County Commissioners.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2011-2012 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:

3857 North River Road, Palisade, Mesa County, Colorado, Parcel No. 2937-102-00-105, Schedule No. R024772.

2. The subject property is classified as Vacant Commerical.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2012: \$174,030.

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows: \$174,030.

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax years 2011-2012 actual value for the subject property: \$46,310.

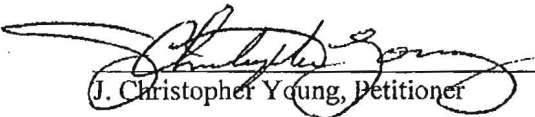
6. The valuation, as established above, shall be binding only with respect to tax years 2011-2012.

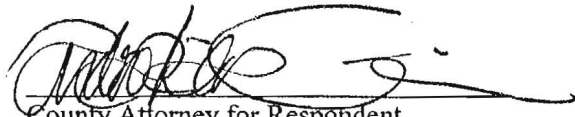
7. Brief narrative as to why the reduction was made:


Property had been classified as vacant residential; however, the property is more appropriate classified as vacant commercial. The property is located along the Colorado River and is subject to flooding. Our corrected valuation of the property accounts for this factor as well as the subject's immediate area.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 13, 2014, at 8:30 a.m. be vacated.

DATED this 14 day of March, 2014.


J. Christopher Young, Petitioner


County Attorney for Respondent
David Frankel, #26314
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Andrea Nina Atencio, #33351
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Steve Henderson, Appraiser
Barbara Brewer
Mesa County Assessor
P.O. Box 20,000-5003
Grand Junction, CO 81502
(970) 244-1624

Docket Number: 63469

J. Christopher Young
Signature

Signed and sworn by J. Christopher Young this 14 day of March
2014.

State of Colorado, County of Mesa

Charlotte Aylsworth Commission expires 6/30/15

Notary Public

CHARLOTTE AYLSWORTH
Notary Public
State of Colorado

(Seal)