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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 64778 |
| Petitioner: ROBERT E. MALONEY , 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.: R087297

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$245,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 3rd day of December 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.

Cara McKeller

Cara McKeller



2014 NOV 28 AM 9:10

BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 64778

Single County Schedule Number/Parcel Number: R087297/2945-144-33-021

STIPULATION (As to Tax Year 2014 Actual Value)

Petitioner:
Robert E. Maloney,

vs.

Respondent:
Mesa County Board of Equalization.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2014 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:

840 Pitkin Avenue , Grand Junction, CO – 2945-144-33-021 / R087297

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 2014:

\$352,200

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

\$352,200

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2014 actual value for the subject property:

\$245,000

6. The valuation, as established above, shall be binding only with respect to tax year 2014.

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

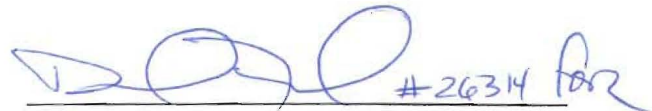
After further analysis using the income, cost, and sales comparison approaches, a lower value was warranted. The sales comparison approach indicated a lower value after examining comparable sales for both small automobile dealers and similar sized buildings comparable to the subject. Both the cost and income approaches indicated lower values. A reconciled value was determined using the sales comparison, cost, and income approaches.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 115, 2015, at 8:30 a.m. be vacated.

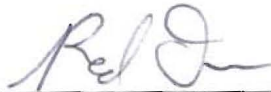
DATED this 21 day of Nov, 2014.



Robert E. Maloney
341 S. 9th St
Grand Junction, CO 81501



County Attorney for Respondent
Angela Barnes, #21951
Sr. Assistant County Attorney
P.O. Box 20,000-5004
Grand Junction, CO 81502-5004
(970) 244-1612



Reed Orr, Appraiser
Barbara Brewer
Mesa County Assessor
P.O. Box 20,000-5003
Grand Junction, CO 81502
(970) 244-1610