

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65751
Petitioner: PAUL RIENSCHKE 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.: R068033

Category: Valuation

Property Type: Residential

2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$570,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

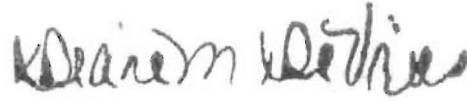
ORDER:

Respondent is ordered to reduce the 2015 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 25th day of March 2016.

BOARD OF ASSESSMENT APPEALS



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



Gordana Katardzic



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BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 65751

Single County Schedule Number/Parcel Number: R068033/2945-203-53-011

STIPULATION (As to Tax Year 2015 Actual Value)

Petitioner:

Paul Riensche,

vs.

Respondent:

Mesa County Board of Equalization.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:

333 Iron Horse Ct, Grand Junction, CO – 2945-203-53-011 / R068033

2. The subject property is classified as Residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015:

\$650,320

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

\$650,320

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2015 actual value for the subject property:

\$570,000

6. The valuation, as established above, shall be binding only with respect to tax year 2015.

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

After further analysis, including an interior inspection of the property, it was found that the property's 3rd garage stall was converted into an office, creating functional obsolescence compared with other homes most similar in size and quality. Most all nearby homes have at least 3 garage stalls.

8. No hearing is currently scheduled before the Board of Assessment Appeals.

DATED this 15 day of March, 2016.



Paul Riensche
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County Attorney for Respondent
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B. Gene Hughes, Appraiser II
Ken Brownlee
Mesa County Assessor
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Docket Number: 65751