

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65863
Petitioner: NEIL ROSS 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.: R063972
 Category: Valuation **Property Type: Commercial**
- 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: \$425,000
 (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 10th day of June 2016.

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

G. Katardzic

Gordana Katardzic



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BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 65863

Single County Schedule Number/Parcel Number: R063972/2945-143-15-005

STIPULATION (As to Tax Year 2015 Actual Value)

Petitioner:

Neil Ross,

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:
145 N. 4th St., Grand Junction, CO – 2945-143-15-005 / R063972
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 2015:
\$675,420
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:
\$644,390
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:

\$425,000

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:

The building has functional obsolescence due to lack of restrooms on each floor. There are also condition issues with the building. The Income Approach supports the valuation at \$425,000.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 19, 2016, at 8:30 a.m. be vacated.

DATED this 6 day of June, 2016.



Neil Ross
18 Upland Lane Unit #A
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