

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 76663</b>
Petitioner: <b>ROBERT E MALONEY</b>  v. Respondent: <b>MESA COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$270,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The Mesa County Assessor is directed to change his/her records accordingly.

**DATED** this 22nd day of July 2020.

**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

*Gordana Katardzic*

\_\_\_\_\_  
Gordana Katardzic



2020 JUL 21 AM 9:06

BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO

Docket Number: 76663  
Single County Schedule Number R087297

---

STIPULATION (As to Tax Year 2019 Actual Value)

---

Petitioners:  
**ROBERT E. MALONEY,**

vs.

Respondent:  
**MESA COUNTY BOARD OF EQUALIZATION.**

---

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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 – 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 2019:

\$309,940

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

\$309,940

**Docket No. 76663**

5. After further review, Petitioner and County Board of Equalization agree to the following tax year 2019 actual value for the subject property as follows:


Land:	\$ 92,880
Improvements:	<u>\$177,120</u>
Total:	<u>\$270,000</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2019.

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

The land value has not been adjusted. The improvement has been adjusted downward based on comparable sales. Location, size and condition were all considered when making adjustments on comparable sales. The value should be adjusted to \$270,000.


DATED this 29 day of JUN, 2020.



Robert E Maloney  
840 Pitkin Avenue  
Grand Junction, CO 81501



County Attorney for Respondent  
John Rhoads, #44022  
Assistant County Attorney  
P.O. Box 20,000-5004  
Grand Junction, CO 81502-5004  
(970) 244-1612



Ken Brownlee  
Mesa County Assessor  
P.O. Box 20,000-5003  
Grand Junction, CO 81502  
(970) 244-1624