

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FR4PL UNITS LLC,</p> <p>v.</p> <p>Respondent:</p> <p>MESA COUNTY BOARD OF EQUALIZATION.</p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stanley L. Seligman Address: 3032 I-70 Business Loop Grand Junction, CO 81504 Phone Number: (970) 523-8845 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38366</p>
<p>ORDER ON STIPULATION</p>	

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.: 2697-173-02-011
Category: Valuation **Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$18,000.00
Improvements	<u>\$50,400.00</u>
Total	\$68,400.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 23rd day of April, 2002.

This decision was put on the record

April 22, 2002

BOARD OF ASSESSMENT APPEALS

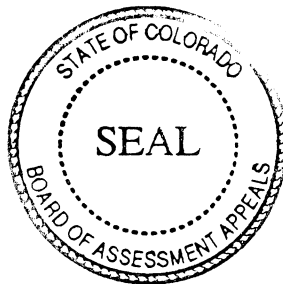
Karen E. Hart
Karen E. Hart

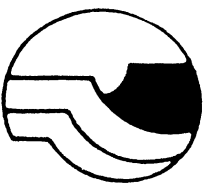
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach
Debra A. Baumbach

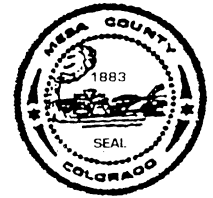
Penny S. Bunnell
Penny S. Bunnell

Docket Number 38366





Mesa County Assessor



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STIPULATION TO VALUE FOR RESIDENTIAL PROPERTY

RE: 2001 APPEAL OF REAL PROPERTY
PARCEL NUMBER 2697-173-02-011

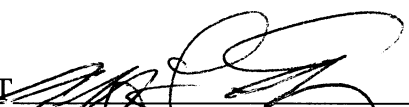
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DEPARTMENT OF ASSESSMENT APPEALS
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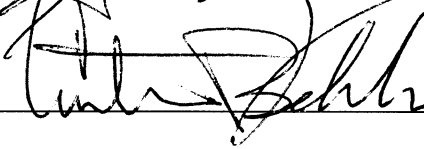
DEAR TAXPAYER/AGENT:

The Mesa County Assessor's Office has reviewed the information provided in the taxpayers's appeal, along with the appropriate market information. The parties agree that the original value for the property in the above tax parcel should be adjusted in order to be a fair and equitable estimate of value as of June 30, 2000, as required by Colorado Revised Statute 39-1-104 (10.2). Therefore, the value set out in the Notice of Determination for the above tax parcel, which was sent on July 1, 2001 has been adjusted to the Actual Value shown below:

<u>PROPERTY CLASSIFICATION</u>	<u>PRIOR TO REVIEW</u>	<u>AFTER REVIEW</u>
Land	\$ 18,000	\$ 18,000
Improvements	\$ 56,970	\$ 50,400
TOTAL	\$ 74,970	\$ 68,400

Taxpayer and the Assessor hereby agree that the value set for the above is fair and equitable for the 2001 appraisal cycle and hereby waive any rights to appeal or, otherwise contest the value further or seek any abatement thereon.

TAXPAYER/AGENT  DATE 4-11-02

ASSESSOR/APPRaiser  DATE 4-11-02