

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>–</p> <p>Petitioner:</p> <p>JACQUELYN MORAN ET AL,</p> <p>v.</p> <p>Respondent:</p> <p>MESA COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald Sandstrom F & S Tax Consultants</p> <p>Address: 11540 West 69th Way Arvada, CO 80004</p> <p>Phone Number: (303) 424-0683</p>	<p>Docket Number: 41241 (Partial)</p>
<p>ORDER ON WITHDRAWAL</p>	

THIS MATTER was scheduled for a hearing before the Board of Assessment Appeals on April 20, 2004. On April 7, 2004, the Board received Petitioner's request to withdraw the above-captioned appeal. The Board has approved Petitioner's request.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

Schedule No.: 294504100010+2

Category: Refund/Abatement

Property Type: Vacant Land

2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

ORDER:

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on these matters.

DATED and MAILED this 9th day of April, 2004.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

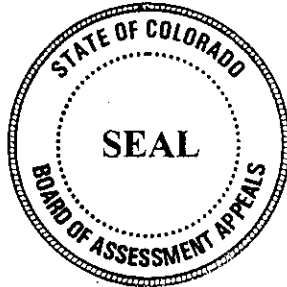
Debra A. Baumbach

Debra A. Baumbach

This decision was put on the record

April 8, 2004

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



Jackie J. Brown

Jackie J. Brown

F & S Tax Consultants

11540 W. 69th Way

Arvada, CO 80004

Tel. (303) 424-0683

March 31, 2004

Board of Assessment Appeals
1313 Sherman Street Room 313
Denver, CO 40129

RE: Docket 41241
Jacquelyn Moran

This petition is for tax years 2000, 2001 and 2002.

An accord has been reached with Mesa County for tax year 2000. A stipulation for that tax year will be forthcoming.

Please withdraw tax years 2001 and 2002 from the petition.

Sincerely,



R.C. Sandstrom

Tax Representative for Jacquelyn Moran and Valley Grown Nurseries

copy: Mesa County Board Of County Commissioners

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<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JACQUELYN MORAN ET AL,</p> <p>v.</p> <p>Respondent:</p> <p>MESA COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Ronald Sandstrom F & S Tax Consultants</p> <p>Address: 11540 West 69th Way Arvada, CO 80004</p> <p>Phone Number: (303) 424-0683</p>	<p>Docket Number: 41241 (Partial)</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.: 294504100010+2

Category: Refund/Abatement **Property Type: Vacant Land**
2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

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

DATED/MAILED this 9th day of April, 2004.

This decision was put on the record

April 8, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Jackie J. Brown

Jackie J. Brown



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 41241</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);"> RECEIVED 04 APR - 7 PM 2:15 BOARD OF ASSESSMENT APPEALS </p>
<p>Petitioner: JACQUELYN MORAN, KATHY ADOLF, VALLEY GROWN NURSERY</p> <p>v.</p> <p>Respondent: MESA COUNTY BOARD OF COMMISSIONERS</p>	
<p>MESA COUNTY ATTORNEY'S OFFICE Maurice Lyle Dechant Mesa County Attorney Valerie J. Robison Assistant County Attorney P.O. Box 20,000-5004 Grand Junction, CO 81502-5004</p> <p>Phone: (970) 244-1612 FAX: (970) 255-7196 Atty. Reg. #8948, #21404</p>	
<p>STIPULATION As To Tax Year 2000 - Actual Value</p>	

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2000 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation contains three (3) schedule numbers and is described as (ADDR), Colorado. The physical property address for individual schedule numbers is as follows:

Schedule No.	Physical Address
2945-041-00-086	680 24 1/2 Road

	Grand Junction, CO
2945-041-00-011	680 24 1/2 Road Grand Junction, CO
2945-041-00-010	680 24 1/2 Road Grand Junction, CO

2. The subject property is classified as vacant/residential property.
3. The values assigned to each schedule number for tax year 2000 are as follows:

Schedule Number	Land	Improvements	Total
2945-041-00-086	\$56,520.00	N/A	\$56,520.00
2945-041-00-011	\$60,520.00	N/A	\$60,520.00
2945-041-00-010	\$59,850.00	N/A	\$59,850.00

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

Schedule Number	Land	Improvements	Total
2945-041-00-086	\$56,520.00	N/A	\$56,520.00
2945-041-00-011	\$60,520.00	N/A	\$60,520.00
2945-041-00-010	\$59,850.00	N/A	\$59,850.00

- ii. After further review and negotiation, Petitioners and Respondent agree to the following tax year 2000 actual value for the subject property:

Schedule Number	Original Assessment	New Stipulated Value	Total
2945-041-00-086	\$56,520.00	\$34,700.00	\$34,700.00
2945-041-00-011	\$60,520.00	\$43,820.00	\$43,820.00
2945-041-00-010	\$59,850.00	\$41,480.00	\$41,480.00
		GRAND TOTAL	\$120,000.00

4. The valuations, as established above, shall be binding only with respect to tax year 2000.

5. Brief narrative as to why the reduction was made: After research on similar market values in the area, it is determined that the original values needed to be adjusted in order to be a fair and equitable estimate.

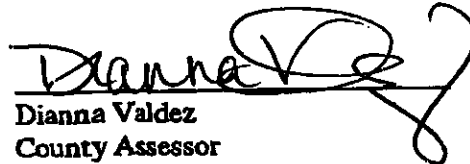
6. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 20, 2004, at 1:00 p.m. be vacated.

DATED this 5 day of April, 2004.



Ron Sandstrom, Representative
F&S Tax Consultants, Inc.
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Arvada, CO 80004

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Dianna Valdez
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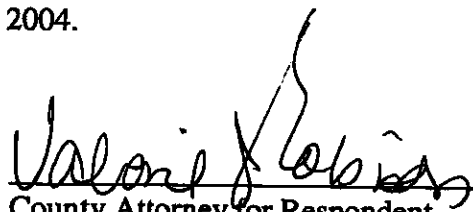
Docket Number(s): 41241

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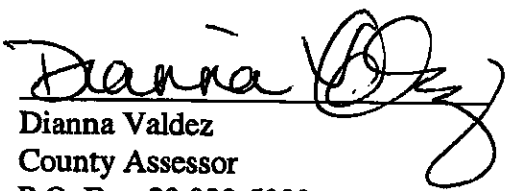
6. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 20, 2004, at 1:00 p.m. be vacated.

DATED this ___ day of _____, 2004.

Ron Sandstrom, Representative
F&S Tax Consultants, Inc.
11540 West 69th Way
Arvada, CO 80004



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Docket Number(s): 41241