

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>STANISLAW LUPINSKI,</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: Stanislaw Lupinski Address: 2220 Elderberry Ct Grand Junction, CO 81506 Phone Number: (970) 243-5080</p>	<p>Docket Number: 43430</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.: 2945-123-25-016

Category: Refund/Abatement

Property Type: Commercial

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

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$176,870.00
Improvements	<u>\$623,130.00</u>
Total	\$800,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

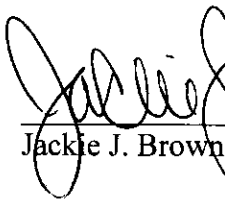
The Mesa County Assessor is directed to change his/her records accordingly.

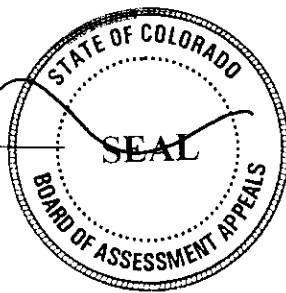
DATED/MAILED this 5th day of March, 2004.

This decision was put on the record


March 4, 2004

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



Jackie J. Brown



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	04 MAR -14 PM 12: 27 BOARD OF ASSESSMENT APPEALS
Petitioner: STANISLAW LUPINSKI v. Respondent: MESA COUNTY BOARD OF COMMISSIONERS	Docket Number: 43430
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 Phone: (970) 244-1612 FAX: (970) 255-7196 Atty. Reg. #8948, #21404	
STIPULATION As To Tax Year 2002 Actual Value	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

 1600 North Avenue, Grand Junction, CO 81501
 County Schedule No.: 2945-123-25-016

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 2002:

Land	\$ 176,870.00
Improvements	<u>\$ 923,790.00</u>
Total	\$1,100,660.00

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

Land	\$ 176,870.00
Improvements	<u>\$ 923,790.00</u>
Total	\$1,100,660.00

5. After further review and negotiation, Petitioner(s) and Respondent agree to the following tax year 2002 actual value for the subject property:

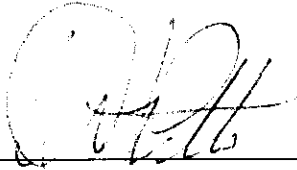
Land	\$ 176,870.00
Improvements	<u>\$ 623,130.00</u>
Total	\$ 800,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

6. Brief narrative as to why the reduction was made: Property was purchased in a foreclosure sale in May of 2002 for \$797,500.00. The reduction is reflective of the price paid for the property.

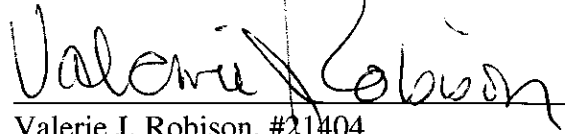
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Tuesday, April 20, 2004 at 9:30 a.m. be vacated.

DATED this 6 day of FEBRUARY, 2004.



Petitioner(s) or Agent

Attorney for Respondent



Valerie J. Robison, #21404
Mesa County Attorney



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

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