

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45255</b>
Petitioner:  <b>ROBERT J. AND YVONNE ARMANTROUT ,</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 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.: 2701-364-26-033**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  

**Total Value:            \$1,342,340**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 2nd day of December 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
November 30, 2005

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*Karen E Hart*

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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*

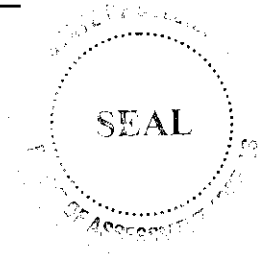
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Debra A. Baumbach

*Keela Steele*

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Keela Steele



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p style="text-align: center;">STATE OF COLORADO BO OF ASSESSMENT APPEALS 2005 NOV 30 PM 12: 21</p> <p>Docket Number: 45255</p>
<p><b>Petitioner:</b> ROBERT J. and YVONNE C. ARMANTROUT</p> <p>v.</p> <p><b>Respondent:</b> MESA COUNTY BOARD OF EQUALIZATION,</p>	
<p><b>MESA COUNTY ATTORNEY'S OFFICE</b> 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><b>STIPULATION (As To Tax Year 2005 Actual Value)</b></p>	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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: 751 Horizon Drive, Grand Junction, Colorado. (2701-364-26-033).
2. The subject property is classified as **Improved Commercial** property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2005:

Land	\$ 298,010.00
Improvements	<u>\$ 1,156,330.00</u>
Total	<b>\$ 1,454,340.00</b>

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

Land	\$ 298,010.00
Improvements	<u>\$ 1,156,330.00</u>
Total	<b>\$ 1,454,340.00</b>

5. After further review and negotiation, Petitioners and Respondent agree to the following tax year 2005 actual value for the subject property: (Assessors stipulated value)

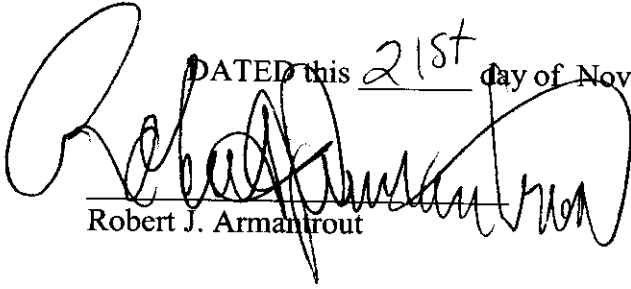
Land	\$ 298,010.00
Improvements	<u>\$ 1,044,330.00</u>
Total	<b>\$ 1,342,340.00</b>

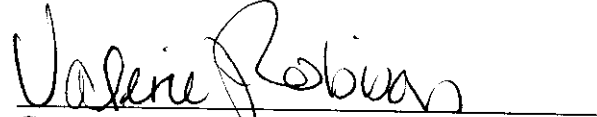
6. The valuation, as established above, shall be binding only with respect to tax year 2005.

7. Brief narrative as to why the reduction was made: Inspection resulting in effective age and condition considerations and revised income approach.


8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 21<sup>st</sup> day of November, 2005.

  
Robert J. Armantrout

  
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Docket Number(s): 45255