

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48789</b>
Petitioner: <b>WESTERN HILLS PROPERTIES L.L.C.,</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.: 2945-253-00-001+2**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  
  

**Total Value:            \$467,930**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 3rd day of September 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

September 3, 2008

*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

*Marian Brennan*

Marian Brennan



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	2008 SEP - 2 PM 8: 14  Docket Number: 48789  Schedule No.: 2945-253-00-001+2
<b>Petitioner:</b> <b>WESTERN HILLS PROPERTIES, L.L.C.</b>  v.  <b>Respondent:</b> <b>MESA COUNTY BOARD OF EQUALIZATION</b>	
<b>MESA COUNTY ATTORNEY'S OFFICE</b> Maurice Lyle Dechant Mesa County Attorney David Frankel 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, #26314	
<b>STIPULATION (As To Tax Year 2007 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 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 with a mailing address at 2713 B ½ Road, Trlr. 144, Grand Junction, Colorado.
2. The subject property is classified as residential property.

3. The values assigned to each schedule number for tax year 2007 are as follows:

a. Schedule number 2945-253-00-001, located at 246 27 Road, Grand Junction, Colorado.

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 149,000.00
Improvements	\$ 336,400.00
Total	\$ 485,500.00

ii. After the initial appeal, the Assessor assigned the following actual value on the subject property:

Total	\$ 451,900.00
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iii. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Total	\$ 504,400.00
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iv. After further review and negotiation, Petitioners and Respondent agree to the following tax year 2007 actual value for the subject property:

Total	\$ 451,900.00
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b. Schedule number 2945-253-00-112, located at 2713 B½ Road, Grand Junction, Colorado.

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 394,800.00
Improvements	\$ 1,504,000.00
Total	\$ 1,898,800.00

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

Total	\$ 1,898,800.00
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iii. After further review and negotiation, Petitioners and Respondent agree to the following tax year 2007 actual value for the subject property:

Total	\$ 1,230,170.00
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c. Schedule number 2945-253-00-003, located at 2721 B½ Road, Grand Junction, Colorado.

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 113,600.00
Improvements	\$ 379,930.00
Total	\$ 493,530.00

ii. After the initial appeal, the Assessor assigned the following actual value on the subject property:

Total	\$ 467,930.00
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iii. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Total	\$ 507,930.00
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iv. After further review and negotiation, Petitioners and Respondent agree to the following tax year 2007 actual value for the subject property:

Total	\$ 467,930.00
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4. The valuations, as established above, shall be binding only with respect to tax year 2007.


5. Brief narrative as to why the reduction was made: it is determined that the original value needs to be adjusted in order to be a fair and equitable estimate of what it was worth on June 30, 2007, as required by Colorado Revised Statute 39-1-104(10.2)(d).

6. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 23, 2008, be vacated.

DATED this 26 day of August, 2008.

  
\_\_\_\_\_  
Petitioner

  
\_\_\_\_\_  
County Attorney for Respondent  
Maurice Lyle Dechant, #8948  
Mesa County Attorney  
David Frankel #26314  
Assistant County Attorney

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

Docket Number(s): 48789

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket Number: 48789

Petitioner:

**WESTERN HILLS PROPERTIES L.L.C.,**

v.

Respondent:

**MESA COUNTY BOARD OF EQUALIZATION**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its September 3, 2008 Order on Stipulation in the above-captioned appeal to correct the Stipulated Value. The Stipulated Value should be \$2,150,000.00. All other aspects of the September 3, 2008 Order shall remain in full force and effect.

**MAILED** this 10<sup>th</sup> day of September, 2008.

This amendment was put on the record

September 9, 2008

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

Mary J. Helfer  
Mary J. Helfer

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach

