

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51800
Petitioner: ALEXANDER AND DENITA VARAS , v. Respondent: MESA COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 2943-032-51-013

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$280,000

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

ORDER:

Respondent is ordered to reduce the 2009 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 18th day of February 2010.



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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:
ALEXANDER A. VARAS and BENITA E. VARAS,

v.

Respondent:
MESA COUNTY BOARD OF EQUALIZATION.

MESA COUNTY ATTORNEY'S OFFICE
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Docket Number: 51800

STIPULATION As To Tax Year 2009 Actual Value

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2009 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 is described as: 658 Challinor Lane, Grand Junction, Mesa County, Colorado; Schedule No. 2943-032-51-013.
2. The subject property is classified as Residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009:

Land	\$ 70,000.00
Improvements	<u>\$221,940.00</u>
Total	<u>\$291,940.00</u>

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

Land	\$ 70,000.00
Improvements	<u>\$221,940.00</u>
Total	<u>\$291,940.00</u>

5. After further review and negotiation, Petitioners and Respondent agree to the following tax year 2009 actual value for the subject property:


Land	\$ 70,000.00
Improvements	<u>\$210,000.00</u>
Total	<u>\$280,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2009.

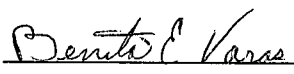
7. Brief narrative as to why the reduction was made: Sales comparison included thorough analysis of nearby sales with 2-car and 3-car garages. Appraiser used paired sales of homes with 2-car vs. 3-car garages in order to derive an adjustment on the subject property. The recommended value is \$280,000.

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


DATED this 11 day of February, 2010.



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Matthew Kramer

Matthew Kramer, Appraiser
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