

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55560</b>
Petitioner: <b>WEST PINYON PROPERTIES,INC.,</b>  v.  Respondent: <b>MESA COUNTY BOARD OF COMMISSIONERS.</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.: R057596**

**Category: Abatement      Property Type: Commercial Real**

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:            \$400,000**  
 (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 11th day of February 2011.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

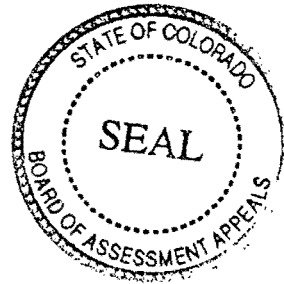
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*CM*

Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55560
<b>Petitioner:</b> WEST PINYON PROPERTIES, INC.,  <b>v.</b>  <b>Respondent:</b> MESA COUNTY BOARD OF COMMISSIONERS.	
<b>MESA COUNTY ATTORNEY'S OFFICE</b> <b>Maurice Lyle Dechant, #8948</b> <b>Mesa County Attorney</b> <b>David Frankel, #26314</b> <b>Chief Assistant County Attorney</b> <b>P.O. Box 20,000-5004</b> <b>Grand Junction, CO 81502-5004</b> <b>Phone: (970) 244-1612</b> <b>FAX: (970) 255-7196</b>	
<b>STIPULATION As To Abatement/Refund for Tax Year 2009</b>	

Petitioner 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 Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as: 2533 West Pinyon Avenue, Grand Junction, Mesa County, Colorado (81505); Schedule No. 2945-102-41-001.
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 2009:

Land	\$165,530.00
Improvements	<u>\$374,470.00</u>
Total	<u>\$540,000.00</u>

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

Land	\$165,530.00
Improvements	<u>\$351,070.00</u>
Total	<u>\$516,600.00</u>

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


Land	\$165,530.00
Improvements	<u>\$234,470.00</u>
Total	<u>\$400,000.00</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: After further review of cost, income, and sales data, it was determined that a further reduction in the value was warranted. The building is located in an area of older buildings and commercial condominiums and Pinyon Avenue does not have a lot of traffic as compared to Patterson Road further to the north.

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

DATED this 4 day of FEBRUARY, 2011.

  
Petitioner: WEST PINYON PROPERTIES,  
INC., by Richard L. Watson

  
County Attorney for Respondent  
Maurice Lyle Dechant, #8948  
Mesa County Attorney  
David Frankel, #26314  
Chief Assistant County Attorney  
P.O. Box 20,000-5004  
Grand Junction, CO 81502-5004  
(970) 244-1612



---

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

Docket Number: 55560