

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57608</b>
Petitioner: <b>CRETE PLAZA, LLC,</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.: R057617+4**  
     **Category: Abatement      Property Type: Commercial Real**
  
2. Petitioner is protesting the 2008 actual value of the subject property.
  
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  
   **Total Value:            \$660,000**  
   (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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 12th day of August 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

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Diane M. DeVries

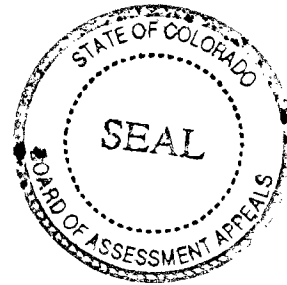
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*CM*

\_\_\_\_\_  
Cara McKeller



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2011 AUG -8 AM 7:54 Docket Number: 57608
<b>Petitioner:</b> CRETE PLAZA, LLC  v.  <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>	
STIPULATION As To Tax Year 2008 Actual Value	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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: 570 East Crete Circle, Grand Junction (Mesa County), Colorado; Schedule No. R057617; R057618; R057619; R057620; and R057621.
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 2008:

R057617	\$149,000.00
R057618	\$149,000.00
R057619	\$149,000.00
R057620	\$149,000.00
R057621	<u>\$149,000.00</u>
Total:	<u>\$745,000.00</u>

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

R057617	\$144,862.00
R057618	\$144,862.00
R057619	\$144,862.00
R057620	\$144,862.00
R057621	<u>\$144,862.00</u>
Total:	<u>\$724,310.00</u>

5. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2008 actual value for the subject property:

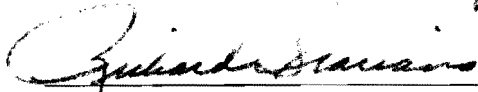
R057617	\$132,000.00
R057618	\$132,000.00
R057619	\$132,000.00
R057620	\$132,000.00
R057621	<u>\$132,000.00</u>
Total:	<u>\$660,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2008.

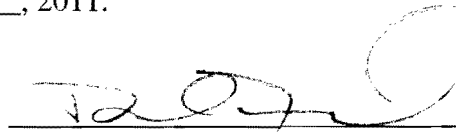
7. Brief narrative as to why the reduction was made: Additional analysis of the income data supplied by the taxpayer, market sales occurring in the two years prior to 6/30/2006 and market conditions present as of 6/30/2006 indicate an over-valuation of the subject properties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 19, 2011 at 8:30 a.m. (trailing docket).

DATED this 21<sup>st</sup> day of July, 2011.



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