

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60641</b>
Petitioner: <b>PMC GRAND JUNCTION 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.: R017687**  
  
**Category: Abatement      Property Type: Industrial**
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,500,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 09-10 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 28th day of December 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

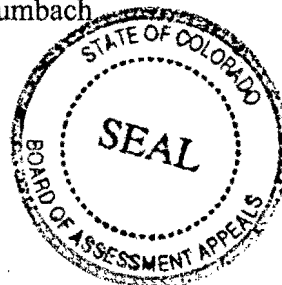
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Cara McKeller*

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Cara McKeller

*Debra A. Baumbach*

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Debra A. Baumbach



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

**Petitioner:**  
PMC GRAND JUNCTION LLC

v.

**Respondent:**  
MESA COUNTY BOARD OF COMMISSIONERS

**MESA COUNTY ATTORNEY'S OFFICE**  
**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**  
**Phone: (970) 244-1612**  
**FAX: (970) 255-7196**

Docket Number: 60641

**STIPULATION As To Abatement/Refund for Tax Years 2009 and 2010**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2009 and 2010 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: 2340 I-70 Frontage, Grand Junction, Mesa County, Colorado; Schedule No. 2701-322-19-002, R017687.
2. The subject property is classified as Industrial property.
3. The County Assessor originally assigned the following actual value to the subject property:
 

Tax Year 2009:	\$ 1,935,230
Tax Year 2010:	\$ 1,935,230
4. After a timely appeal to the Board of Commissioners, no changes were made and the Board of Commissioners valued the subject property as follows:

Tax Year 2009: \$ 1,935,230  
Tax Year 2010: \$ 1,935,230

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following values:

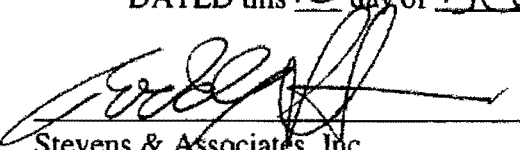
Tax Year 2009: \$ 1,500,000  
Tax Year 2010: \$ 1,500,000

6. The valuation, as established above, shall be binding only with respect to tax years 2009 and 2010.

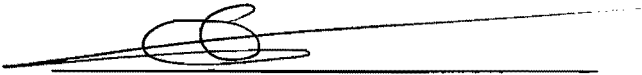
7. Brief narrative as to why the reduction was made: After an appraisal utilizing the Cost, Sales Comparison and Income approaches to value was completed by the Mesa County Assessor's office, the property was discovered to have been overvalued for Tax Years 2009 and 2010. This stipulation to value reflects the reconciled value of that appraisal.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 18, 2013 at 8:30 a.m. (trailing docket) be vacated.

DATED this 18 day of December, 2012.

  
Stevens & Associates, Inc.  
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