

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60936</b>
Petitioner: <b>AMERICAN NATIONAL BANK,</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.: R064008+3**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:  

**Total Value:            \$1,366,370**

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

**ORDER:**

Respondent is ordered to reduce the 2012 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*

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Diane M. DeVries

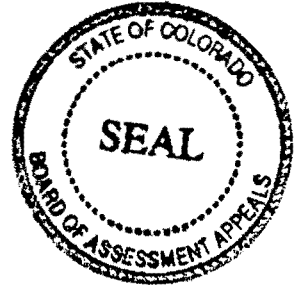
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

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

*CM*

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Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60936
<b>Petitioner:</b> <b>AMERICAN NATIONAL BANK</b>  v.  <b>Respondent:</b> <b>MESA COUNTY BOARD OF EQUALIZATION</b>	
<b>MESA COUNTY ATTORNEY'S OFFICE</b> <b>Maurice Lyle Dechant</b> <b>Mesa County Attorney</b> <b>David Frankel</b> <b>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>Atty. Reg. #8948, #26314</b>	
<b>STIPULATION As To Tax Year 2012 Actual Value</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2012 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: 131 North 6<sup>th</sup> Street (Parcel No. 2945-143-17-007); 531 Rood Avenue (Parcel No. 2945-143-17-004); 543 Rood Avenue (Parcel No. 2945-143-17-006); and 537 Rood Avenue (Parcel No. 2945-143-17-018), Grand Junction, Mesa County, Colorado.
2. The subject property is classified as Commercial property.
3. The County Assessor originally assigned the following actual value on the subject properties for tax year 2012:

Parcel No. 2945-143-17-007

Land	\$ 187,500.00
Improvements	<u>\$1,557,070.00</u>
Total	<u>\$1,744,570.00</u>

Parcel No. 2945-143-17-004

Land	\$ 46,880.00
Improvements	\$ 6,890.00
Total	<u>\$ 53,770.00</u>

Parcel No. 2945-143-17-006

Land	\$ 93,750.00
Improvements	<u>\$ 11,470.00</u>
Total	<u>\$ 105,220.00</u>

Parcel No. 2945-143-17-018

Land	\$ 93,750.00
Improvements	<u>\$ 13,630.00</u>
Total	<u>\$ 107,380.00</u>

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

Parcel No. 2945-143-17-007

Land	\$ 187,500.00
Improvements	<u>\$1,557,070.00</u>
Total	<u>\$1,744,570.00</u>

Parcel No. 2945-143-17-004

Land	\$ 46,880.00
Improvements	\$ 6,890.00
Total	<u>\$ 53,770.00</u>

Parcel No. 2945-143-17-006

Land	\$ 93,750.00
Improvements	<u>\$ 11,470.00</u>
Total	<u>\$ 105,220.00</u>

Parcel No. 2945-143-17-018

Land	\$ 93,750.00
Improvements	\$ 13,630.00
Total	<u>\$ 107,380.00</u>

5. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2012 actual value for the subject property:

Parcel No. 2945-143-17-007

Land	\$ 187,500.00
Improvements	<u>\$ 912,500.00</u>
Total	<u>\$1,100,000.00</u>

Parcel No. 2945-143-17-004

Land	\$ 46,880.00
Improvements	<u>\$ 6,890.00</u>
Total	<u>\$ 53,770.00</u>

Parcel No. 2945-143-17-006

Land	\$ 93,750.00
Improvements	<u>\$ 11,470.00</u>
Total	<u>\$ 105,220.00</u>

Parcel No. 2945-143-17-018


Land	\$ 93,750.00
Improvements	<u>\$ 13,630.00</u>
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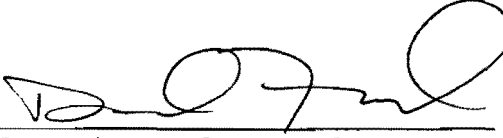
6. The valuation, as established above, shall be binding only with respect to tax year 2012.


7. Brief narrative as to why the reduction was made: Petitioner had previously provided Respondent with more detailed information and a complete appraisal, including documentation of repair expenses undertaken to remedy deficiencies of the building.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 26, 2013, at 8:30 a.m. be vacated.

DATED this 19<sup>th</sup> day of December, 2012.

  
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