

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61103
Petitioner: 565 CHAPARRAL DRIVE, LLC, 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.: R083681

Category: Valuation Property Type: Residential

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: \$207,000

(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 19th day of June 2013.

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.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



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BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 61103

Single County Schedule Number/Parcel Number: 2947-211-12-001 / R083681

STIPULATION (As to Tax Year 2012 Actual Value)

Petitioner:
565 CHAPARRAL DRIVE, LLC,

vs.

Respondent:
MESA COUNTY BOARD OF EQUALIZATION.

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:

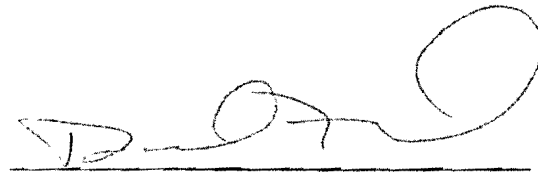
1. The property subject to this Stipulation is described as: 565 Chaparral Drive, Grand Junction, Mesa County, Colorado, Schedule No. 2947-211-12-001, Parcel No. R083681.
2. The subject property is classified as Residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2012: \$ 236,940.00.
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows: \$ 236,940.00.
5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax year 2012 actual value for the subject property: \$ 207,000.00.
6. The valuation, as established above, shall be binding only with respect to tax year 2012.

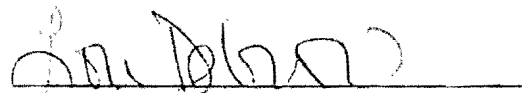
7. Brief narrative as to why the reduction was made: The subject property has deficiencies when compared to nearby properties. Many nearby comparable properties are superior to the subject property. The highest and best use of the property cannot be realized without considerable cost to the owner.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 25, 2013, at 8:30 a.m. be vacated.

DATED this 30th day of May, 2013.


565 CHAPARRAL DRIVE, LLC, Petitioner
By: Gerald J. Daub, Agent


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