

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62610</b>
Petitioner: <b>1330 NORTH TOWNSEND LLC/GERALD &amp; TAMMY STANSBURY,</b>  v.  Respondent: <b>MONTROSE 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.: R0650447**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

**Total Value:            \$550,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

The Montrose County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 9th day of January 2014.

**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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

2014 JAN -7 AM 8:35

Docket Number: 62610

Single County Schedule Number: R0650447

STIPULATION (As to Tax Year 2013/2014 Actual Value)

1330 North Townsend LLC

Petitioner,

vs.

Montrose COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013/2014 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:  
Multi-use commercial property located at 1300 North Townsend Avenue in Montrose, Colorado.

2. The subject property is classified as Commercial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013/2014:

Land	\$	391,880.00
Improvements	\$	169,670.00
Total	\$	561,550.00

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

Land	\$	391,880.00
Improvements	\$	169,670.00
Total	\$	561,550.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2013/2014 actual value for the subject property:

Land	\$	391,880.00
Improvements	\$	158,120.00
Total	\$	550,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2013/2014.

7. Brief narrative as to why the reduction was made:  
The sales comparable given the primary weight indicated a slight decrease in value of the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 31, 2013 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 31 day of December, 2013.

~~Petitioner(s) or Agent or Attorney~~

*Carolyn Clawson*  
County Attorney for Respondent, #19717  
Board of Equalization

~~Address:~~

~~John Lewis Kelly, PC  
995 Railroad Ave. Ste. B  
P.O. Box 659  
Dolores, Colorado 81323  
Telephone: (970) 882-4442~~

Address:

Carolyn Clawson  
161 South Townsend Avenue  
Montrose, Colorado 81401

Telephone: (970) 249-9424

*Bradley Hughes*  
County Assessor

Address:

Bradley Hughes  
P.O. Box 1186  
Montrose, Colorado 81402

Telephone: (970) 249-3753

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