

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62639</b>
Petitioner: <b>JLC MERIDIAN, LLC,</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.: R071444+6**

**Category: Valuation      Property Type: Vacant Land**

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:            \$240,310**  
(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 Mesa County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 21st day of March 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*

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Debra A. Baumbach

*Cara McKeller*  
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Cara McKeller



BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO

Docket Number: 62639

Single County Schedule Number/Parcel Number: R071444+6

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STIPULATION (As to Tax Year 2013 Actual Value)

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Petitioner:  
JLC MERIDIAN, LLC,

vs.

Respondent:  
Mesa County Board of Equalization.

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:

226 Lynwood St., Grand Junction, CO – 2945-254-40-008 / R071444  
2781 Acrin Ave., Grand Junction, CO – 2945-254-40-009 / R071445  
227 Lynwood St., Grand Junction, CO – 2945-254-40-010 / R071446  
2779 Acrin St., Grand Junction, CO – 2945-254-40-011 / R071447  
2778 Acrin St., Grand Junction, CO – 2945-254-40-013 / R071449  
247 27 3/4 Rd, Grand Junction, CO – 2945-254-40-015 / R071451  
249 Lynwood St., Grand Junction, CO – 2945-254-40-016 / R071452

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 2013:

R071444 - \$176,840

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R071445	-	\$167,700
R071446	-	\$140,250
R071447	-	\$173,790
R071449	-	\$154,360
R071451	-	\$154,940
R071452	-	\$158,210

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

R071444	-	\$176,840
R071445	-	\$167,700
R071446	-	\$140,250
R071447	-	\$173,790
R071449	-	\$154,360
R071451	-	\$154,940
R071452	-	\$158,210

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

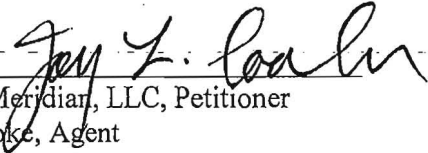
R071444	-	\$34,330
R071445	-	\$34,330
R071446	-	\$34,330
R071447	-	\$34,330
R071449	-	\$34,330
R071451	-	\$34,330
R071452	-	\$34,330

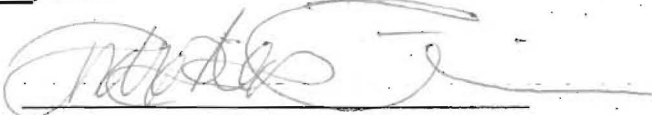
6. The valuation, as established above, shall be binding only with respect to tax year 2013.

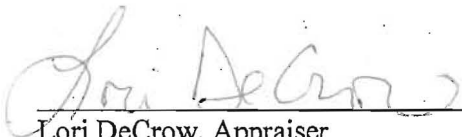
7. Brief narrative as to why the reduction was made: The previous classification of the properties was commercial. Upon receiving additional information from the property owner, the properties were determined to be reclassified to residential, zoned C-1, which allows for multi-family structures. The lots are similar in size and entitled to a developer discount.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 13, 2014, at 8:30 a.m. be vacated.

DATED this 11<sup>th</sup> day of March, 2014.

  
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J.L.C. Meridian, LLC, Petitioner  
J.L. Cooke, Agent

  
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County Attorney for Respondent  
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\_\_\_\_\_  
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Docket Number: 62639