

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64120
Petitioner: THOMAS E. STRONG , v. Respondent: MESA COUNTY BOARD OF COMMISSIONERS.	
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.: R004351+1

Category: Abatement Property Type: Vacant Land
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$43,400

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

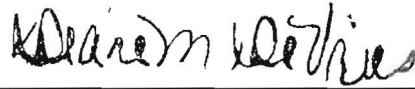
ORDER:

Respondent is ordered to reduce the 11-12 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 2nd day of July 2014.

BOARD OF ASSESSMENT APPEALS

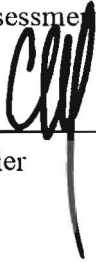


Diane M. DeVries

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



Debra A. Baumbach



Cara McKeller



BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 64120

Single County Schedule Number/Parcel Number: R004351+1

STIPULATION (As to Tax Year 2011 and 2012 Actual Value)

Petitioner:
THOMAS E. STRONG,

vs.

Respondent:
Mesa County Board of Equalization/County Commissioners.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2011 and 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:

1005 Old Highway 6 & 50, Mack, Mesa County, Colorado – 2691-193-00-011/R004351
and 2691-193-00-012/R004352.

2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2011 and 2012:

R004351 - \$45,000.00 both years; and
R004352 - \$50,000.00 both years.

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

R004351 - \$45,000.00 both years; and
R004352 - \$50,000.00 both years.

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following tax years 2011 and 2012 actual value for the subject property:

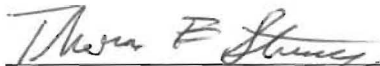
R004351 - \$19,900.00 both years; and
R004352 - \$23,500.00 both years.

6. The valuation, as established above, shall be binding only with respect to tax years 2011 and 2012.

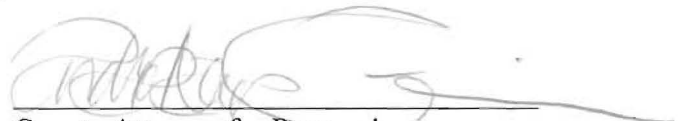
7. Brief narrative as to why the reduction was made: Research of the subject parcels indicated that the parcels, which had been valued as residential land, were commercial parcels as of January 1, 2011 and January 1, 2012. Credible sales data for this area is non-existent; however, analysis of the income approach to value indicates that the subject parcels were over-assessed due to economic obsolescence related to its remote location and restrictive zoning.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 17, 2014, at 8:30 a.m. be vacated.


DATED this 14 day of June, 2014.



Thomas E. Strong, Petitioner



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