

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 64487</b>
Petitioner: <b>PMC GRAND JUNCTION LLC,</b>  v. Respondent: <b>MESA COUNTY BOARD OF COMMISSIONERS.</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.: R017687**

**Category: Abatement      Property Type: Commercial Real**
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:            \$1,375,000**

(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 9th day of January 2015.

**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*

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Debra A. Baumbach

*Cara McKeller*  
\_\_\_\_\_  
Cara McKeller



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

Docket Number: 64487

Single County Schedule Number/Parcel Number: R017687/2701-322-19-002

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**STIPULATION (As to Tax Years 2011 and 2012 Actual Value)**

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**Petitioner:  
PMC GRAND JUNCTION LLC,**

vs.

**Respondent:  
MESA COUNTY BOARD OF COMMISSIONERS**

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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:

2340 I 70 Frontage Road, Grand Junction, CO – 2701-322-19-002 / R017687

2. The subject property is classified as Industrial property.

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

\$1,509,700

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

\$1,509,700

5. After further review and negotiation, Petitioner and County Board of Equalization

agree to the following tax year 2011 and 2013 actual value for the subject property:

\$1,375,000

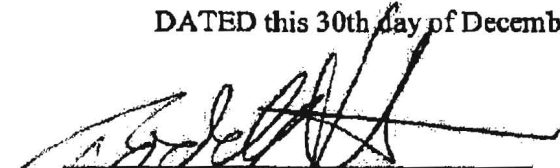
6. The valuation, as established above, shall be binding only with respect to tax years 2011 and 2012.


7. Brief narrative as to why the reduction was made:

After an appraisal and review by an independent third-party appraiser, reduction in value is warranted due to additional economic obsolescence related to reduced rental rates for the subject property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 12, 2015, at 8:30 a.m., be vacated.

DATED this 30th day of December, 2014.

  
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Todd Stevens  
Stevens & Associates Inc.  
9800 Mt Pyramid Ct. Suite 220  
Englewood, CO 80112

  
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Attorney for Respondent  
Barbara Butler