

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64848
Petitioner: PRECAST CONCEPTS 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.: R088796

Category: Valuation Property Type: Industrial
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$2,500,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 6th day of November 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



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BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 64848

Single County Schedule Number/Parcel Number: R088796/2945-053-23-002

STIPULATION (As to Tax Year 2014 Actual Value)

Petitioner:
Precast Concepts, LLC,

vs.

Respondent:
Mesa County Board of Equalization.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2014 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:

2311 River Road, Grand Junction, CO - 2945-053-23-002 / R088796

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 year 2014:

\$3,470,170

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

\$3,470,170

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

\$2,500.000

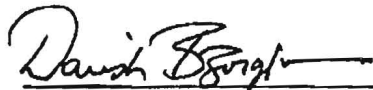
6. The valuation, as established above, shall be binding only with respect to tax year 2014.

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

The subject parcel is 29 acres, of which 10.32 is an abandoned gravel pit. This pit and portion of the remaining 18-68 acres are surplus land and lacks functionality. The assessment for land needed to be adjusted to account for this condition. Additional adjustments were indicated by consideration of the income and sales comparison approaches to value.

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 28 day of October, 2014.



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