

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MISTRY DILAAWAR JAL AND MISTRY KELLY ELIZABETH LIVING TRUST.</p> <p>v.</p> <p>Respondent:</p> <p>MESA BOARD OF COUNTY COMMISSIONERS</p>	<p>Docket No.: 70091</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule Nos.:	R068004 & R068005
Appeal Category:	ABATEMENT
Current Classification:	VACANT LAND

2. Petitioner is protesting the 14-15 classification of the subject property.
3. The parties agreed that the 14-15 classification of the subject property should be as follows:

Classification:	RESIDENTIAL
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 14-15 classification of the subject property as set forth above.

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

DATED this 10th day of February 2021

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.

Sondra W. Mercier

Sondra W. Mercier

Martha Hernandez Sanchez
Martha Hernandez Sanchez



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

Docket Number: 70091

Single County Schedule Number/Parcel Number: RO68005/2945-203-51-006

STIPULATION (As to Tax Year 2014 Valuation/Reclassification)

Petitioner:

DILAAWAR JAL MISTRY & KELLY ELIZABETH MISTRY LIVING TRUST,

v.

Respondent:

Mesa County Board of Commissioners.

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

330 W. Ridges Blvd., Grand Junction, CO – RO68005/2945-203-51-006

2. The subject property is classified as Vacant Land.

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

\$75,000

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

\$75,000

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

~~\$75,000 with the subject property reclassified to residential~~

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

7. Brief narrative as to why the reclassification of the subject property:

This property meets the criteria defined by the Colorado Supreme Court in *Mook v. Summit County*, 457 P.3d 568 (Colo. 2020).

DATED this 18 day of December, 2020.



Brad Baugh, Agent for Petitioner
1200 17th Street, Suite 990
Denver, CO 80202



County Attorney for Respondent
John Rhoads, #44022
Assistant County Attorney
P.O. Box 20,000-5004
Grand Junction, CO 81502-5004
(970) 244-1612



Steve Henderson, Land Supervisor
Ken Brownlee
Mesa County Assessor
P.O. Box 20,000-5003
Grand Junction, CO 81502
(970) 244-1624

Docket Number: 70091

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

Docket Number: 70091

Single County Schedule Number/Parcel Number: RO68005/2945-203-51-006

ORDER RE: STIPULATION (As to Tax Year 2014 Valuation/Reclassification)

Petitioner:

DILAAWAR JAL MISTRY & KELLY ELIZABETH MISTRY LIVING TRUST,

v.

Respondent:

Mesa County Board of Commissioners.

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:**

330 W. Ridges Blvd., Grand Junction, CO – RO68005/2945-203-51-006

Category: Valuation-Reclassification Property Type: Vacant/Residential

- 2. Petitioners are protesting the 2014 actual classification of the subject property.**
- 3. The parties agree that the 2014 actual value of the subject property should remain at \$75,000 and the classification changed to Residential.**

(Reference Attached Stipulation)

- 4. The Board concurs with the Stipulation.**

ORDER

Respondent is ordered to reclassify the subject property to Residential and list the 2014 actual value of the subject property as set forth above.

The County Assessor is directed to change his records accordingly.

DATED/MAILED this ___ day of _____, 2020.

BOARD OF ASSESSMENT APPEALS

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

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

Docket Number: 70091

Single County Schedule Number/Parcel Number: RO68004/2945-203-51-005

STIPULATION (As to Tax Year 2014 Valuation/Reclassification)

Petitioner:

DILAAWAR JAL MISTRY & KELLY ELIZABETH MISTRY LIVING TRUST,

v.

Respondent:

Mesa County Board of Commissioners.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2014 valuation/classification 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:
332 W. Ridges Blvd Grand Junction, CO – RO68004/2945-203-51-005**
- 2. The subject property is classified as vacant property.**
- 3. The County Assessor originally assigned the following actual value on the subject property for tax year 2014:**

"
\$75,000

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

\$75,000

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

~~\$75,000 with the subject property reclassified to residential~~

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

7. Brief narrative as to why the reclassification of the subject property:

This property meets the criteria defined by the Colorado Supreme Court in *Mook v. Summit County*, 457 P.3d 568 (Colo. 2020) to be reclassified as residential.


DATED this 18 day of December, 2020.



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1200 17th Street, Suite 990
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Assistant County Attorney
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**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

Docket Number: 70091

Single County Schedule Number/Parcel Number: RO68004/2945-203-51-005

ORDER RE: STIPULATION (As to Tax Year 2014 Valuation/Reclassification)

Petitioner:

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v.

Respondent:

Mesa County Board of Commissioners.

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:

332 W. Ridges Blvd., Grand Junction, CO – RO68004/2945-203-51-005

Category: Valuation-Reclassification Property Type: Vacant/Residential

2. Petitioners are protesting the 2014 actual classification of the subject property.

3. The parties agree that the 2014 actual value of the subject property should remain at \$75,000 and the classification changed to Residential.

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER

Respondent is ordered to reclassify the subject property to Residential and list the 2014 actual value of the subject property as set forth above.

The County Assessor is directed to change his records accordingly.

DATED/MAILED this ___ day of _____, 2020.

BOARD OF ASSESSMENT APPEALS

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

Docket Number: 70091

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

Docket Number: 70091

Single County Schedule Number/Parcel Number: RO68005/2945-203-51-006

STIPULATION (As to Tax Year 2015 Valuation/Reclassification)

Petitioner:

DILAAWAR JAL MISTRY & KELLY ELIZABETH MISTRY LIVING TRUST,

v.

Respondent:

Mesa County Board of Commissioners.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 valuation/classification 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:

330 W. Ridges Blvd., Grand Junction, CO – RO68005/2945-203-51-006

2. The subject property is classified as Vacant land.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015:

\$90,000

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

\$90,000

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2015 actual value for the subject property:

~~\$90,000 with the subject property reclassified to residential~~

6. The valuation, as established above, shall be binding only with respect to tax year 2015.

7. Brief narrative as to why the reclassification of the subject property:

This property meets the criteria defined by the Colorado Supreme Court in *Mook v. Summit County*, 457 P.3d 568 (Colo. 2020).


DATED this 18 day of December, 2020.



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Category: Valuation-Reclassification Property Type: Vacant/Residential

2. Petitioners are protesting the 2015 actual classification of the subject property.
3. The parties agree that the 2015 actual value of the subject property should remain at \$90,000 and the classification changed to Residential.

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER

Respondent is ordered to reclassify the subject property to Residential and list the 2015 actual value of the subject property as set forth above.

The County Assessor is directed to change his records accordingly.

DATED/MAILED this ___ day of _____, 2020.

BOARD OF ASSESSMENT APPEALS

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

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4. The Board concurs with the Stipulation.

ORDER

Respondent is ordered to reclassify the subject property to Residential and list the 2015 actual value of the subject property as set forth above.

The County Assessor is directed to change his records accordingly.

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