BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

CURTIS RICK STEVENSON

V.

Respondent:

MESA COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.:

R050452

Category: Valuation/Protest Appeal

Property Type: Residential

Docket Number:

70496

- 2. Petitioner is protesting the 2017 actual value of the subject property.
- 3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value:

\$130,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 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 22nd day of May 2018.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

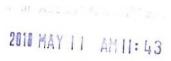
I hereby certify that this is a true and correct copy of the decision of the Board

of Assessment Appeals.

Debra A. Baumbach

Christine Fontenot





BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number:

70496

Schedule Number: R050452

Parcel Number:

2943-344-01-073

STIPULATION (As to Tax Year 2017 Actual Value)

CURTIS RICK STEVENSON, Petitioner

VS.

MESA COUNTY BOARD OF EQUALIZATION, Respondent.

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2017 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:

- The property subject to this Stipulation is described as: 118 Anna Road, Grand 1. Junction, Mesa County, Colorado, Schedule No. R 050452, Parcel No. 2943-344-01-073.
 - 2. The subject property is classified as Residential property.
- The County Assessor originally assigned the following actual value on the subject property for tax year 2017: \$169,420.00.
- After a timely appeal to the Board of Equalization, the Board of Equalization 4 valued the subject property as follows: \$169,420.00.
- 5. After further review and negotiation, Petitioners and County Board of Equalization agree to the following tax year 2017 actual value for the subject property: \$130,000.00.
- 6. The valuation, as established above, shall be binding only with respect to tax year 2017.

- 7. Brief narrative as to why the reduction was made: Mesa County Appraiser, Janell Hutton, performed a site inspection of the subject property which revealed deferred maintenance and items in disrepair. Due to the condition of the property a reduction in value is warranted. He recommends a 2017 value for the subject property of \$130,000.00.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 28, 2018, at 8:30 a.m. be vacated.

DATED this Z day of May, 2018.

Curtis Rick Stevenson, Petitioner 3015 Regal Glen Court

Grand Junction, CO 81504

County Attorney for Respondent

John Rhoads, #44022

Assistant County Attorney

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Janell Hutton, Appraiser

Ken Brownlee

Mesa County Assessor

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Docket Number: 70496