

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ANKARLO HILLDAV LLC.</p> <p>v.</p> <p>Respondent:</p> <p>MESA BOARD OF COUNTY COMMISSIONERS</p>	<p>Docket No.: 75380</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.:	R046214
Appeal Category:	ABATEMENT
Current Classification:	VACANT LAND

2. Petitioner is protesting the 2016 classification of the subject property.

3. The parties agreed that the 2016 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 2016 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

Sondra W. Mercier

Sondra W. Mercier

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

Martha Hernandez Sanchez

Martha Hernandez Sanchez



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

Docket Number: 75380

Single County Schedule Number/Parcel Number: RO46214/2943-221-17-002

STIPULATION (As to Tax Year 2016 Valuation/Reclassification)

**Petitioner:
ANKARLO HILDAV LLC,**

vs.

**Respondent:
Mesa County Board of County Commissioners.**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 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:

Vacant Land, Grand Junction, CO – RO46214/2943-221-17-002

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 2016:

\$111,600

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

\$111,600

5. After further review and negotiation, Petitioner and County Board of Commissioners agree to the following tax year 2016 actual value for the subject property:

\$ 111,600 with the subject property reclassified to residential

6. The valuation, as established above, shall be binding only with respect to tax year 2016.

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
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County Attorney for Respondent
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Docket Number: 75380

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

Docket Number: 75380

Single County Schedule Number/Parcel Number: RO46214/2943-221-17-002

ORDER RE: STIPULATION (As to Tax Year 2016 Valuation/Reclassification)

**Petitioner:
ANKARLO HILDAV LLC,**

vs.

**Respondent:
Mesa County Board of County 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:**

Vacant Land, Grand Junction, CO – RO46214/2943-221-17-002

Category: Valuation-Reclassification Property Type: Vacant/Residential

- 2. Petitioners are protesting the 2016 actual classification of the subject property.**
- 3. The parties agree that the 2016 actual value of the subject property should remain at \$111,600 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 2016 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: 75380