

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 75675</b>
Petitioner: <b>HAROLD R. &amp; VICKI ALSIN</b>  v. Respondent: <b>MESA COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R074218**  
     **Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value:      \$330,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 6th day of March 2020.

BOARD OF ASSESSMENT APPEALS

*Diane M. DeVries*

Diane M. DeVries

*Debra A. Baumbach*

Debra A. Baumbach

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

*Gordana Katardzic*

Gordana Katardzic



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BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO

Docket Number: 75675  
Single County Schedule Number R074218

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STIPULATION (As to Tax Year 2019 Actual Value)

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Petitioner:  
**HAROLD R. and VICKI ALSIN,**

vs.

Respondent:  
**MESA COUNTY BOARD OF EQUALIZATION.**

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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:  
2074 Corral De Terra Drive, Grand Junction, CO – R074218
2. The subject property is classified as Residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2019:

\$406,910

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

\$380,000

**Docket No. 75675**



5. After further review Petitioner and County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Land:	\$95,000
Improvement:	\$235,000
Total:	\$330,000


6. The valuation, as established above, shall be binding only with respect to tax year 2019.

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

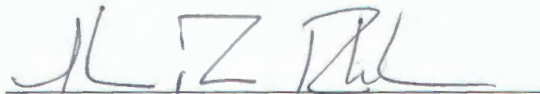
The land value was adjusted downward based on surrounding comparable properties. The home is of average quality rather than above average located in a subdivision with new and higher quality homes. The subject property has a large unfinished basement and value was based on a finished basement. The value was initially incorrect and should change to \$330,000.

8. The parties hereby agree that the hearing scheduled in this matter for February 21, 2020, should be vacated.

DATED this 13<sup>th</sup> day of January, 2020.



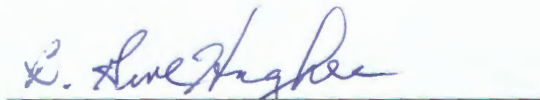
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Gene Hughes, Appraiser  
Ken Brownlee  
Mesa County Assessor  
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