

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76086
Petitioner: 15CENTS LLC v. Respondent: MONTROSE 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.: R0024520+1
Category: Valuation/Protest Appeal Property Type: Commercial
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: \$1,900,000
(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 Montrose County Assessor is directed to change his/her records accordingly.

DATED this 16th day of November 2020.

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

Martha Hernandez Sanchez
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 76086
Single County Schedule Number: ~~R0650400~~ R0650400 Split to Acct. #'s R0024520 & R0024521

STIPULATION (As to Tax Year 2019 Actual Value)

15Cents LLC

Petitioner,

vs.

Montrose County COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) 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.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:
Refrigerated warehouse located at 3332 North Townsend Ave
in Montrose Colorado.

2. The subject property is classified as Warehouse (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2019:

Land	\$	321,090.00
Improvements	\$	1,747,060.00
Total	\$	<u>2,068,150.00</u>

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

Land	\$	321,090.00
Improvements	\$	1,747,060.00
Total	\$	<u>2,068,150.00</u>

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

Land	\$	<u>321,090.00</u>
Improvements	\$	<u>1,578,910.00</u>
Total	\$	<u>1,900,000.00</u>

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

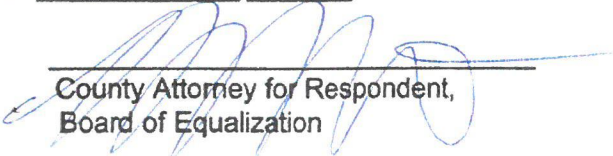
7. Brief narrative as to why the reduction was made:
Based on further analysis of regional sales and lease data, it was determined that a reduction was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 08/17/2020 (date) at 8:30 (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 29 day of June, 2020.




Petitioner(s) or Agent or Attorney



County Attorney for Respondent,
Board of Equalization

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County Assessor

Address:
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Docket Number 76086