

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76685
Petitioner: 458 CLARK ST LLC 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.: R098671
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: \$230,217
(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 20th day of February 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

Yesenia Araujo

Yesenia Araujo



2019 DEC 13 AM 9:14

BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO

Docket Number: 76685
Single County Schedule Number R098671

STIPULATION (As to Tax Year 2019 Actual Value)

Petitioners:
458 CLARK STREET, LLC,

vs.

Respondent:
MESA COUNTY BOARD OF EQUALIZATION.

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:
458 Clark Street, Grand Junction, CO – R098671
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:

\$240,580

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

\$240,580

Docket No. 76685

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

\$ 230,217

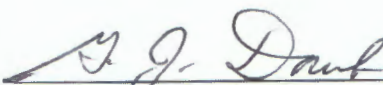
6. The valuation, as established above, shall be binding only with respect to tax year 2019.


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


As a result of a site visit, the appraiser determined the level of finish was less than expected and the adjustment to \$230,217 is appropriate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 28, 2019, at 8:30 a.m. be vacated.

KJB G. J. Daub 20
DATED this 9th day of December, 2019.


Gerald J. Daub, Petitioner
1985 1/2 South Broadway
Grand Junction, CO 81507


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


Corey Vollmering, Appraiser
Ken Brownlee
Mesa County Assessor
P.O. Box 20,000-5003
Grand Junction, CO 81502
(970) 244-1624