

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SOLVISTA INC,</p> <p>v.</p> <p>Respondent:</p> <p>GRAND COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Tax Profile Services, Inc. Address: 2525 16th Street, Suite 225 Denver, CO 80211 Phone Number: (303) 477-4504</p>	<p>Docket Number: 40610</p>
<p align="center">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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 109643

Category: Valuation Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

See Attached Exhibit "A"

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

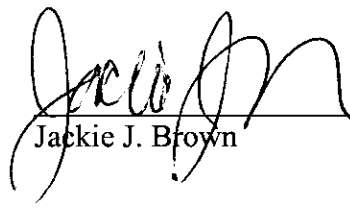
The Grand County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 10th day of July, 2003.

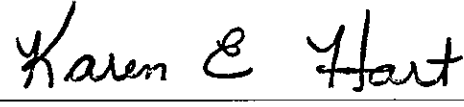
This decision was put on the record

July 9, 2003


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


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number: 40610
Single County Schedule Number: 109643

STIPULATION (As to Tax Year 2002 Actual Value)

SOLVISTA, INC.

Petitioner,

vs.

GRAND COUNTY BOARD OF EQUALIZATION,

Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 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:
GOLF COURSE IMPROVEMENTS, VACANT/COMMERCIAL/AGRICULTURE LAND

2. The subject property is classified as IMPROVED/VACANT LAND (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

Land	\$	2,464,750.00
Improvements	\$	7,761,550.00
Total	\$	<u>10,226,300.00</u>

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

Land	\$	2,464,750.00
Improvements	\$	6,193,770.00
Total	\$	<u>8,658,520.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$	_____	.00	} See Exhibit "A"
Improvements	\$	_____	.00	
Total	\$	_____	0.00	

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

7. Brief narrative as to why the reduction was made:
Property consists of a golf course. The golf course was not
completed as of the valuation date. The cost approach
utilized was adjusted based on percent of completion

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 8, 2003 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 24 day of June, 2003

[Signature]
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

Address:
SOLVISTA, INC.
c/o Tax Profile Services,
2525 16th St. Ste 225
Denver, CO 80211
Telephone: 303-477-4504

Address:
Grand County Board of Equaliz
Box 264
Hot Sulphur Springs, CO 80451
Telephone: 970-725-3347

[Signature]
County Assessor

Address:
Stu Findley
Box 302
Hot Sulphur Springs, CO 80451
Telephone: 970-725-3347

Docket Number 40610

EXHIBIT "A"

SCHEDULE R026741

Abstract Code 560	\$1,444,030	Vacant Land
Abstract Code 2125	\$ 256,500	Commercial Land
Abstract Code 2225	\$3,464,550	Commercial Improvement
Abstract Code 4177	<u>\$ 9,420</u>	Agricultural Land
	\$5,174,500	