

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LAKE VALLEY GOLF CLUB,</p> <p>v.</p> <p>Respondent:</p> <p>BOULDER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Jeffrey M. Monroe Tax Profile Service</p> <p>Address: 1380 S. Santa Fe Drive, 2nd Flr. Denver, CO 80223</p> <p>Phone Number: 303-477-4504</p>	<p>Docket Number: 42800</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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule Nos.: R0065947, R0110973 and R0115204

Category: Valuation Property Type: Mixed Use
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$2,811,600.00
Improvements:	<u>\$953,200.00</u>
Total:	\$3,764,800.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

DATED/MAILED this 19th day of February, 2005.

This decision was put on the record

February 18, 2005

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

Mary J. Helfer
Mary J. Helfer

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 42800

County Account Numbers: 65947, 115204 & 110973

STIPULATION (As To Tax Year 2003 Actual Value)

PAGE 1 OF 2

Lake Valley Golf Club Inc.

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

CO-REC-17 FMR-145
RECEIVED

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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 follows:
70.81 Acs 32-2N-70 Outlots E & F North Rim, 107.84 Acs 32-2N-70 Outlots B, D, K & q North Rim
No 2 & Blk 1 North Rim.
Property Address: 4400 Lake Valley Dr.
2. The subject property is classified as Commercial Property.
3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Land	\$ 2,811,600
Improvements	\$ 1,186,700
Total	\$ 3,998,300

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

Land	\$ 2,811,600
Improvements	\$ 1,186,700
Total	\$ 3,998,300

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$2,811,600
Improvements	\$ 953,200
Total	\$ 3,764,800

Petitioner's Initials ML
Date 2-14-05

Docket Number: 42800

County Schedule Numbers: 65947, 115204 & 110973

STIPULATION (As To Tax Year 2003 Actual Value)

- 6. The valuation, as established above, shall be binding only with respect to tax year 2003.
- 7. Brief narrative as to why the reduction was made: The petitioner provided additional information for this property that indicated a lower value was appropriate.
- 8. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.
- 9. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2004 tax year due to unusual conditions. Unusual conditions are referenced in 39-1-104(11) (b) (I), Colorado Revised Statutes, and include installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, creation of a condominium ownership, or any new regulations restricting or increasing the use of the land or a combination thereof.

DATED this 12 day of February, 2005.

Offray M. Navarro
Petitioner(s) or Attorney Agent

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Boulder County Assessor

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