

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 42805</b></p>
<p>Petitioner: <b>ROLLING HILLS COUNTRY CLUB/COORS BREWING CO,</b></p> <p>v.</p> <p>Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></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.: 066346 +2**

**Category: Valuation      Property Type: Commercial Real**
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:  
  

**Total Value:            \$4,078,670**

(Reference Attached Stipulation)
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 Jefferson County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 3rd day of August 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
August 2, 2005

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*Karen E Hart*

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Karen E. Hart

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

*Debra A. Baumbach*

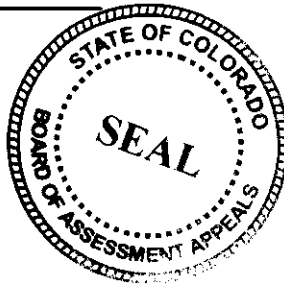
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Debra A. Baumbach

*Keela Steele*

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Keela Steele



**RECEIVED**

**JUL 29 2005**

**JEFFERSON COUNTY  
BOARD OF EQUALIZATION**

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 42805

Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Tax Year 2003 Actual Value)

ROLLING HILLS COUNTRY CLUB / COORS BREWING CO

Petitioner

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,

Respondent.

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 Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as COMMERCIAL (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2003 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2003.

07/29/05 10:23

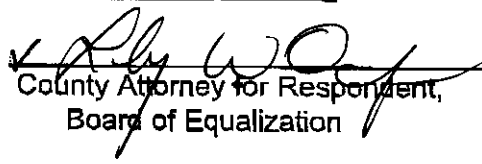
7. Brief narrative as to why the reduction was made:

Additional economic and physical obsolescence has been  
recognized  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 22, 2005 (date) at 8:30 A.M. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

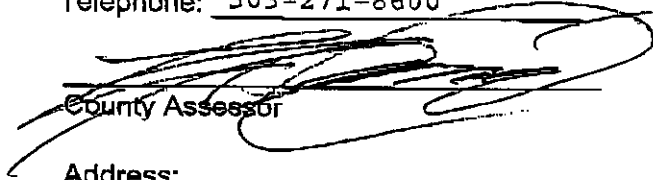
DATED this 28<sup>th</sup> day of July, 2005

  
\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Equalization

Address:  
Tax Profile Services, Inc.  
Jeffery Monroe  
1380 S. Santa Fe Dr.-2nd Flr.  
Denver, CO 80223  
Telephone: 303-477-4504

Address:  
\_\_\_\_\_  
100 Jefferson County Pkwy.  
Golden, CO 80419  
Telephone: 303-271-8600

  
\_\_\_\_\_  
County Assessor

Address:  
\_\_\_\_\_  
100 Jefferson County Pkwy.  
Golden, CO 80419  
Telephone: 303-271-8639

Docket Number 42805

**ATTACHMENT A**  
Actual Values as assigned by the Assessor

Docket Number 42805

Schedule Number	Land Value	Improvement Value	Total Actual Value
066346	\$ 54,240 .00	\$ 2,170,320 .00	\$ 2,234,560 .00
082377	\$ 1,565,690 .00	\$ 2,188,250 .00	\$ 3,753,940 .00
203570	\$ 15,000 .00	\$ .00	\$ 15,000 .00
	\$ .00	\$ .00	\$ 0 .00
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	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	<b>\$ 1,644,930 .00</b>	<b>\$ 4,358,570 .00</b>	<b>\$ 6,003,500 .00</b>

### ATTACHMENT B

Actual Values as assigned by the County Board of Equalization after a timely appeal

Docket Number 42805

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
066346	\$ 64,240 .00	\$ 2,170,320 .00	\$ 2,234,560 .00
082377	\$ 1,565,690 .00	\$ 2,188,250 .00	\$ 3,753,940 .00
203570	\$ 15,000 .00	\$ .00	\$ 15,000 .00
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	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	\$ 1,644,930 .00	\$ 4,358,570 .00	\$ 6,003,500 .00

**ATTACHMENT C**  
**Actual Values as agreed to by all Parties**

**Docket Number** 42805

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
066346	\$ 64,240 .00	\$ 1,532,010 .00	\$ 1,596,250 .00
082377	\$ 1,309,170 .00	\$ 1,163,200 .00	\$ 2,472,370 .00
203570	\$ 10,050 .00	\$ .00	\$ 10,050 .00
	\$ .00	\$ .00	\$ 0 .00
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	\$ .00	\$ .00	\$ 0 .00
	\$ .00	\$ .00	\$ 0 .00
<b>TOTAL:</b>	\$ 1,383,460 .00	\$ 2,695,210 .00	\$ 4,078,670 .00