

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43675</b>
Petitioner: <b>PINEHURST COUNTRY CLUB,</b>  v.  Respondent: <b>DENVER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 09014-00-024-000+3**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:  
  

**Total Value:            \$8,310,688**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.


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

**DATED AND MAILED** this 17th day of March 2006.


**BOARD OF ASSESSMENT APPEALS**

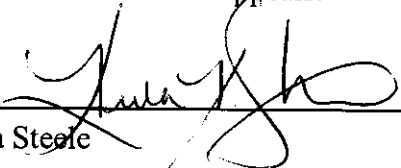
This decision was put on record

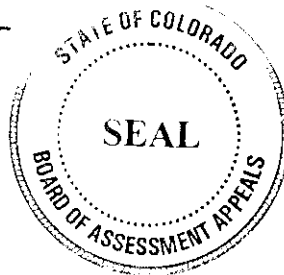
March 15, 2006

  
\_\_\_\_\_  
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

  
\_\_\_\_\_  
Keela Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  43675  Schedule Numbers:  9014-00-007 9014-00-018 9014-00-019 9014-00-024
Petitioner:  <b>PINEHURST COUNTRY CLUB</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF EQUALIZATION</b> Attorneys for Denver County Board of Equalization  Cole Finegan #16853 City Attorney  Max Taylor #35403 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUES) - BAA/REAL MULTI</b>	

2006 MAR 14 AM 11:30  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Petitioner, PINEHURST COUNTRY CLUB, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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

- The properties subject to this Stipulation are described as:
  - Schedule No. 9014-00-007  
5701 W. Quincy Ave.  
Denver, Colorado 80235
  - Schedule No. 9014-00-018  
5850 W. Marquette Dr.  
Denver, Colorado 80235

Schedule No. 9014-00-019 & 9014-00-024  
6255 W. Quincy Ave.  
Denver, Colorado 80235

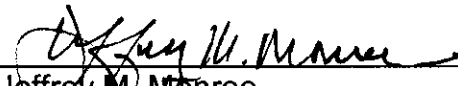
2. The subject properties are classified as commercial properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2004 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 2004.
7. Brief narrative as to why the reduction was made:

A 2003 State Hearing determined the 2003 value. The 2004 value is based on the same information and valuation data.

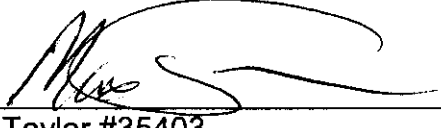
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on TBA, 2006 at TBA be vacated.

DATED this 7<sup>th</sup> day of March, 2006.

Petitioner

  
\_\_\_\_\_  
Jeffrey M. Monroe  
Tax Profile Service  
1380 S. Santa Fe Drive 2nd Floor  
Denver, CO 80223

Denver County Board of Equalization

By:   
\_\_\_\_\_  
Max Taylor #35403  
Assistant City Attorney  
201 West Colfax Avenue, Dept. 1207  
Denver, CO 80202  
Telephone: 720-913-3275  
Fax: 720-913-3180

Docket Number: 43675

**ATTACHMENT A**

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 43675

Schedule Number	Land Value	Improvement Value	Total Actual Value
9014-00-007	\$ 68,500.00	\$ 0.00	\$ 68,500.00
9014-00-018	\$ 670,000.00	\$ 222,600.00	\$ 892,600.00
9014-00-019	<del>\$3,877,000.00</del>	<del>\$8,740,700.00</del>	<del>\$12,617,700.00</del>
9014-00-024	\$ 55,300.00	\$1,369,000.00	\$ 1,424,300.00

*Handwritten:*  
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9,620,900  
JK

**ATTACHMENT B**

ACTUAL VALUES, AS ASSIGNED BY THE  
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL

Docket Number 43675

Schedule Number	Land Value	Improvement Value	Total Actual Value
9014-00-007	\$ 68,500.00	\$ 0.00	\$ 68,500.00
9014-00-018	\$ 670,000.00	\$ 222,600.00	\$ 892,600.00
9014-00-019	<del>\$3,877,000.00</del>	<del>\$8,740,700.00</del>	<del>\$12,617,700.00</del>
9014-00-024	\$ 55,300.00	\$1,369,000.00	\$ 1,424,300.00

*Sum* 7,620,900

**ATTACHMENT C**

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

Docket Number 43675

Schedule Number	Land Value	Improvement Value	Total Actual Value
9014-00-007	\$ 54,585.00	\$ 0.00	\$ 54,585.00
9014-00-018	\$ 428,800.00	\$ 114,180.00	\$ 542,980.00
9014-00-019	\$2,481,250.00	\$4,492,842.00	\$ 6,974,092.00
9014-00-024	\$ 35,365.00	\$ 703,666.00	\$ 739,031.00