

ORDER:

Respondent is ordered to reduce the 2004 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 18th day of January 2006.

BOARD OF ASSESSMENT APPEALS

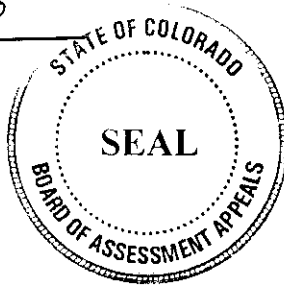
This decision was put on record
January 17, 2006

Karen E Hart
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
Debra A. Baumbach

Keela Steele
Keela Steele



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

Docket Number: 44459

Whale Rock Country Club Inc. DBA Red Rocks CC
Petitioner,

vs.

Jefferson County Board of Equalization
Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number's: 128334, 128338, 193929, 198298, 201474, 201593, 432068.
2. This Stipulation pertains to the year(s): 2004
3. The parties agree that the 2004 actual values of the subject property shall be Stipulated Values per attachment A.
4. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an improvement be destroyed, then the Assessor's Office would make a downward adjustment in valuation to reflect the damage to or destruction of that improvement.
5. Petitioner(s) agree(s) to provide the Jefferson County Assessor, if applicable, with confidential information to assist in the appraisal process of future years. This information includes actual rent rolls, together with operating income and expense information for the property, which will be provided to the Assessor no later than March 15th of each year.
6. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
7. Petitioner(s) agree(s) to waive his right to a Board of Assessment Appeals hearing and any further appeal of schedule number's: 128334, 128338, 193929, 198298, 201474, 201593, 432068 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

By: [Signature]
 Title: [Signature]
 Phone: 303 477-4504
 Date: 1-12-06
 Tax Profile Services
 1380 S. Santa Fe Drive 2nd Flr.
 Denver, CO 80223

Jefferson County Board of Equalization

By: [Signature] X
 Title: Assistant County Attorney
 Phone: (303) 271-8900
 Date: 1-12-06
 100 Jefferson County Parkway
 Golden, CO 80419

Attachment A

Schedule Number	CBOE Values	Stipulated Values	
128334 ✓	\$94,400 \$94,400	\$94,400 \$94,400	Total actual value, with allocated to land; and allocated to improvements.
128338 ✓	\$1,407,600 \$664,600 \$743,000	\$1,189,030 \$681,070 \$507,960	Total actual value, with allocated to land; and allocated to improvements.
193929 ✓	\$337,890 \$171,330 \$166,560	\$245,730 \$171,330 \$74,400	Total actual value, with allocated to land; and allocated to improvements.
198298 ✓	\$1,402,920 \$122,100 \$1,280,820	\$979,150 \$122,100 \$857,050	Total actual value, with allocated to land; and allocated to improvements.
201474 ✓	\$24,240 \$24,240	\$310,040 \$137,240 \$172,800	Total actual value, with allocated to land; and allocated to improvements.
201593 ✓	\$512,790 \$272,790 \$240,000	\$372,290 \$272,790 \$99,500	Total actual value, with allocated to land; and allocated to improvements.
432068	\$0	\$0	Total actual value, with allocated to land; and allocated to improvements.