

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>LVGC LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>BOULDER COUNTY BOARD OF EQUALIZATION.</b></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, 2<sup>nd</sup> Flr. Denver, CO 80223</p> <p>Phone Number: 303-477-4504</p>	<p><b>Docket Number: 44463</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 Nos.: R0065947, R0110973 and R0115204**

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

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 2004 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 19<sup>th</sup> day of February, 2005.

This decision was put on the record

February 18, 2005

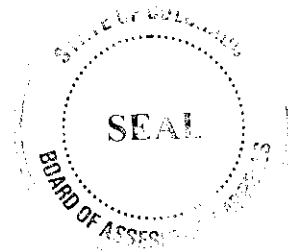
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

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): 44463

County Account Numbers: 65947 115204 & 110973

STIPULATION (As To Tax Year 2004 Actual Value)

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Lake Valley Golf Club Inc.

Petitioner(s),

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

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STIPULATION 11 53250  
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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 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 2004:

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 2004 actual value for the subject property:

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

Petitioner's Initials JM

Date 2-14-05

Docket Number: 44463

County Schedule Numbers: 65947, 115204 & 110973

STIPULATION (As To Tax Year 2004 Actual Value)

PAGE 2 OF 2

- 6. The valuation, as established above, shall be binding only with respect to tax year 2004.
- 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.

DATED this 12 day of February, 2005.

[Signature]  
Petitioner(s) or Attorney Agent

Address:  
Tax Profile Services, Inc.  
1380 S. SANTA FE DR.  
Denver CO 80223

Telephone: 303-477-4504

[Signature]  
MICHAEL KOERTJB #21921  
Assistant County Attorney  
P. O. Box 471  
Boulder, CO 80306-0471  
Telephone (303) 441-3190

CINDY DOMENICO  
Boulder County Assessor

By: [Signature]  
SAMUEL M. FORSYTH  
Chief Deputy Assessor  
P. O. Box 471  
Boulder, CO 80306-0471  
Telephone: (303) 441-4844