

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 44720</p>
<p>Petitioner:</p> <p>BLACK CANYON GOLF LLP/BRIDGES AT BLACK CANYON INC.,</p> <p>v.</p> <p>Respondent:</p> <p>MONTROSE COUNTY BOARD OF EQUALIZATION.</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 No.: R0017568

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$3,067,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 6th day of September 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 6, 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

Marian Brennan

Marian Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 44720
Single County Schedule Number: R17568

STIPULATION (As to Tax Year 2005 Actual Value)

BLACK CANYON GOLF LLLP

Petitioner,

vs.

MONTROSE COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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:
The Bridges at Black Canyon Golf Course
2500 Bridges Circle
Montrose, CO 81401

2. The subject property is classified as Recreational (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$	903,600.00
Improvements	\$	3,107,030.00
Total	\$	<u>4,010,630.00</u>

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

Land	\$	903,600.00
Improvements	\$	3,107,030.00
Total	\$	<u>4,010,630.00</u>

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$	<u>903,600.00</u>
Improvements	\$	<u>2,163,400.00</u>
Total	\$	<u>3,067,000.00</u>

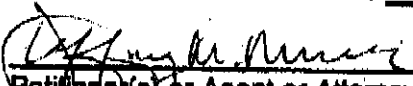
6. The valuation, as established above, shall be binding only with respect to tax year 2005.

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

After considering all of the data and analysis, it was determined that a substantial economic obsolescence adjustment was required, thus lowering the overall property value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 19, 2006 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 5th day of September, 2006


Petitioner(s) or Agent or Attorney


County Attorney for Respondent,
Board of Equalization

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Montrose County Attorney
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County Assessor

Address:
320 South 1st Street
P.O. Box 1186
Montrose, CO 81402
Telephone: (970) 249-3753

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