

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 44747**

Petitioner:

**PLUM CREEK COUNTRY CLUB, LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF EQUALIZATION.**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its 2007 Order in the above-captioned appeal to reflect the **correct schedule numbers as to tax year 2005.**

**(Reference Attached Revised Stipulation)**

In all other respects, the March 13, 2007 Order shall remain in full force and effect.

**DATED/MAILED** this 27<sup>th</sup> day of March, 2007.

This amendment was put on the record

\_\_\_\_\_  
March 27, 2007

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

\_\_\_\_\_  
Heather Wilcox

**BOARD OF ASSESSMENT APPEALS**

\_\_\_\_\_  
*Karen E. Hart*

Karen E. Hart

\_\_\_\_\_  
*Debra A. Baumbach*

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**PLUM CREEK COUNTRY CLUB, LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

Michelle B. Gombas  
Assistant County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
100 Third Street  
Castle Rock, Colorado 80104  
Phone Number: 303-660-7414  
FAX Number: 303-688-6596  
E-mail: [attorney@douglas.co.us](mailto:attorney@douglas.co.us)  
Atty. Reg. #: 30037

Docket Number: **44747**

Schedule Nos.:  
**R0299401+14**

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**REVISED STIPULATION (As to Tax Year 2005 Actual Values)**

Petitioner and Respondent hereby enter into this Revised Stipulation regarding the tax year 2005 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Revised Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Revised Stipulation are described as set forth in the County Schedule Numbers on the revised Attachment to this Revised Stipulation.
2. The subject properties are classified as Commercial property.

3. Revised Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.

4. Revised Attachment A further 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 and the Respondent agree to the following tax year 2005 actual values of the subject properties, as also shown on Revised Attachment A.

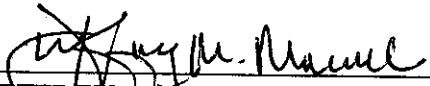
6. The valuations, as established on Revised Attachment A, shall be binding only with respect to tax year 2005.


7. Brief Narrative as to why the reductions were made:

Further review of cost approach indicated a lower value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 2007 at 8:30 a.m. be vacated.

DATED this 25<sup>th</sup> day of March, 2007.

  
\_\_\_\_\_  
JEFFREY M. MONROE  
Agent for Petitioner  
Tax Profile Services, Inc.  
1380 South Santa Fe Drive, Suite 200  
Denver, CO 80223  
303-477-4504

  
\_\_\_\_\_  
MICHELLE B. GOMBAS, #30037  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 44747

**DOCKET NO. 44747**

**REVISED  
ATTACHMENT A**

<b>PARCEL #</b>		<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0299401	Land	\$14,779	\$14,779	\$14,779
	Improvements	\$121,985	\$121,985	\$86,107
	Total	\$136,764	\$136,764	\$100,886
R0320240	Land	\$7,926	\$7,926	\$7,926
R0320258	Land	\$8,696	\$8,696	\$8,696
R0320266	Land	\$2,558	\$2,558	\$2,558
R0320282	Land	\$44,116	\$44,116	\$44,116
	Improvements	\$1,352,366	\$1,352,366	\$1,176,018
	Total	\$1,396,482	\$1,396,482	\$1,220,134
R0356903	Land	\$168,999	\$168,999	\$168,999
	Improvements	\$2,970,000	\$2,970,000	\$1,340,319
	Total	\$3,138,999	\$3,138,999	\$1,509,318
R0356904	Land	\$191,945	\$191,945	\$191,945
R0356907	Land	\$249,761	\$249,761	\$249,761
R0356912	Land	\$93,407	\$93,407	\$93,407
R0378768	Land	\$92,241	\$92,241	\$92,241
R0378779	Land	\$1,840	\$1,012	\$1,012
R0378780	Land	\$120	\$66	\$66
R0404676	Land	\$57,670	\$57,670	\$57,670
R0437153	Land	\$3,500	\$3,500	\$3,500
R0437155	Land	\$29,315	\$29,315	\$29,315
	Improvements	\$154,093	\$154,093	\$8,644
	Total	\$183,408	\$183,408	\$37,959

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0299401	Land	\$14,779	\$14,779	\$14,779
	Improvements	\$121,985	\$121,985	\$86,107
	Total	\$136,764	\$136,764	\$100,886
R0320240	Land	\$7,926	\$7,926	\$7,926
R0320258	Land	\$8,696	\$8,696	\$8,696
R0320266	Land	\$2,558	\$2,558	\$2,558
R0320282	Land	\$44,116	\$44,116	\$44,116
	Improvements	\$1,352,366	\$1,352,366	\$1,176,018
	Total	\$1,396,482	\$1,396,482	\$1,220,134
R0356903	Land	\$168,999	\$168,999	\$168,999
R0356904	Land	\$191,945	\$191,945	\$191,945
	Improvements	\$2,970,000	\$2,970,000	\$1,340,319
	Total	\$3,161,945	\$3,161,945	\$1,532,264
R0356907	Land	\$249,761	\$249,761	\$249,761
R0356912	Land	\$93,407	\$93,407	\$93,407
R0378768	Land	\$92,241	\$92,241	\$92,241
R0378779	Land	\$1,840	\$1,012	\$1,012
R0378780	Land	\$120	\$66	\$66
R0404676	Land	\$57,670	\$57,670	\$57,670
R0437153	Land	\$3,500	\$3,500	\$3,500
R0437155	Land	\$29,315	\$29,315	\$29,315
	Improvements	\$154,093	\$154,093	\$8,644
	Total	\$183,408	\$183,408	\$37,959

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44747</b>
Petitioner: <b>PLUM CREEK COUNTRY CLUB, LLC,</b>  v. Respondent: <b>DOUGLAS 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.: R0378780+14**

**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:            \$3,577,079**

(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 Douglas County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 15th day of March 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 13, 2007

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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

*Heather Wilcox*

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Heather Wilcox



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: <b>44747</b>  Schedule Nos.: <b>R0299401+14</b>  RECEIVED 11:53
Petitioner:  <b>PLUM CREEK COUNTRY CLUB, LLC,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
Attorney for Respondent:  Michelle B. Gombas Assistant County Attorney Office of the County Attorney Douglas County, Colorado 100 Third Street Castle Rock, Colorado 80104 Phone Number: 303-660-7414 FAX Number: 303-688-6596 E-mail: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a> Atty. Reg. #: 30037	
<b>STIPULATION (As to Tax Year 2005 Actual Values)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner 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 Attachment to this Stipulation.
2. The subject properties are classified as Commercial property.



3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.

4. Attachment A further 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 and the Respondent agree to the following tax year 2005 actual values of the subject properties, as also shown on Attachment A.

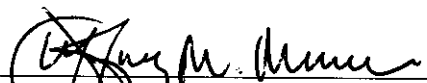
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2005.


7. Brief Narrative as to why the reductions were made:

Further review of cost approach indicated a lower value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 7, 2007 at 8:30 a.m. be vacated.

DATED this 12<sup>th</sup> day of March, 2007.

  
\_\_\_\_\_  
JEFFREY M. MONROE  
Agent for Petitioner  
Tax Profile Services, Inc.  
1380 South Santa Fe Drive, Suite 200  
Denver, CO 80223  
303-477-4504

  
\_\_\_\_\_  
MICHELLE B. GOMBAS, #30037  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
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Docket Number 44747