

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45688</b>
Petitioner: <b>PERRY PARK COUNTRY CLUB INC,</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.: R00359130+11**  
  
**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:            \$3,425,000**  
 (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 Douglas County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 8th day of November 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

November 6, 2007

*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

*Heather Heinlein*

Heather Heinlein



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**PERRY PARK COUNTRY CLUB, INC.,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: 45688

Schedule Nos.:  
R0359130+11

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

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 2005 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 December 3, 2007 at 1:00 p.m. be vacated.

DATED this 21<sup>st</sup> day of September, 2007.

*PC*  
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*Michelle Gombas*  
MICHELLE B. GOMBAS, #30037  
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BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 45688

DOCKET NO. 45688

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0005291	Land	\$20,009	\$20,009	\$20,009
	Improvements	\$489,508	\$489,508	\$270,050
	Total	\$509,517	\$509,517	\$290,059
R0359130	Land	\$156,915	\$156,915	\$156,915
	Improvements	\$2,970,000	\$2,970,000	\$1,789,369
	Total	\$3,126,915	\$3,126,915	\$1,946,284
R0005101	Land	\$127,111	\$127,111	\$127,111
R0403819	Land	\$10,625	\$10,625	\$6,875
	Improvements	\$35,000	\$35,000	\$215,573
	Total	\$45,625	\$45,625	\$222,448
R0013653	Land	\$1,887	\$1,887	\$1,887
R0461483	Land	\$589,325	\$589,325	\$587,620
R0359134	Land	\$33,402	\$33,402	\$33,402
R0359131	Land	\$56,777	\$56,777	\$56,777
R0359132	Land	\$28,900	\$28,900	\$18,700
R0359133	Land	\$9,130	\$9,130	\$9,130
R0359136	Land	\$48,037	\$48,037	\$48,037
R0359137	Land	\$83,545	\$83,545	\$83,545