

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47301
Petitioner: PINEHURST COUNTRY CLUB, v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPULATION	

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.: 09014-00-007-000+3

Category: Abatement 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: \$8,300,000
(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 Denver County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 20th day of October 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 19, 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

HA Heinlein

Heather Heinlein



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47301 Schedule Numbers: 9014-00-019, 9014-00-018, 9014-00-024 and 9014-00-007
Petitioner: PINEHURST COUNTRY CLUB v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for City Attorney Max Taylor #35403 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2005 ACTUAL VALUES)	

Petitioner, Pinehurst Country Club, and Respondent, Denver County Board of Equalization, hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as:

6255 W. Quincy Avenue, 5850 W. Marquette Drive and 5701 W. Quincy Avenue
Denver, Colorado 80235
2. The subject properties are classified as commercial properties.

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

4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the.

5. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2005 actual values of the subject properties, as shown on Attachment C.

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

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

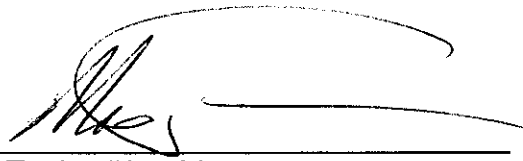
A review of additional market information supports a value reduction.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals has not been docketed yet.

DATED this 1st day of October, 2007.

Agent for Petitioner


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Docket Number: 47301

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ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 47301

Schedule Number	Land Value	Improvement Value	Total Actual Value
9014-00-019	\$3,877,000.00	\$6,358,100.00	\$10,235,100.00
9014-00-018	\$670,000.00	\$232,400.00	\$902,400.00
9014-00-024	\$55,300.00	\$1,407,200.00	\$1,462,500.00
9014-00-007	\$68,500.00	\$0.00	\$68,500.00
Totals:	\$4,670,880.00	\$7,997,700.00	\$12,668,500.00

ATTACHMENT B

**ACTUAL VALUES, AS ASSIGNED BY THE
AFTER A TIMELY APPEAL**

Docket Number 47301

Schedule Number	Land Value	Improvement Value	Total Actual Value
9014-00-019	\$2,713,900.00	\$6,819,500.00	\$9,533,400.00
9014-00-018	\$469,000.00	\$232,400.00	\$701,400.00
9014-00-024	\$38,700.00	\$944,500.00	\$983,200.00
9014-00-007	\$22,000.00	\$0.00	\$22,000.00
Totals:	\$3,243,600.00	\$8,035,100.00	\$11,278,700.00

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 47301

Schedule Number	Land Value	Improvement Value	Total Actual Value
9014-00-019	\$2,713,900.00	\$3,879,500.00	\$6,593,400.00
9014-00-018	\$469,000.00	\$232,400.00	\$701,400.00
9014-00-024	\$38,700.00	\$944,500.00	\$983,200.00
9014-00-007	\$22,000.00	\$0.00	\$22,000.00
Totals:	\$3,243,600.00	\$5,056,400.00	\$8,300,000.00