

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47902
Petitioner: SADDLEBACK GOLF CLUB, LLC, v. Respondent: WELD COUNTY BOARD OF EQUALIZATION.	
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.: R0544901
 Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:
 Total Value: \$1,806,902
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 13th day of June 2008.

BOARD OF ASSESSMENT APPEALS

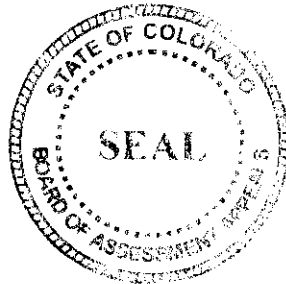
This decision was put on record
June 12, 2008

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

Toni Rigirotti
Toni Rigirotti



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number 47902
Single County Schedule Number R0544901

STIPULATION (As To Tax Year 2007 Actual Value)

Saddleback Golf Club, LLC,
Petitioner(s),

vs.

Weld COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner (s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 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:

Saddleback Golf Club

2. The subject property is classified as commercial property (what type).
3. The County Assessor originally assigned the following actual value to the subject property for the tax year 2007:

Land	\$992,480.00
Improvements	\$1,310,662.00
Total	\$2,303,142.00

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

Land	\$992,480.00
Improvements	\$1,310,662.00
Total	\$2,303,142.00

5. After further review and negotiation, Petitioner (s) and County Board of Equalization agree to the following tax year 2007 actual value for the subject property:

R0544901

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CLERK OF DISTRICT COURT
JUDICIAL DISTRICT NO. 10
DENVER, COLORADO

Land	\$496,240.00
Improvements	\$1,310,662.00
Total	\$1,806,902.00

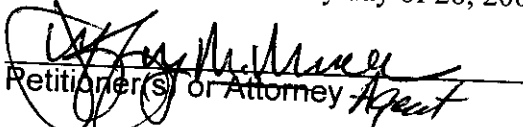
6. The valuation, as established above, shall be binding only with respect to tax year 2007.

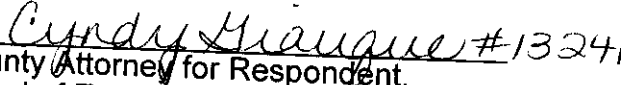
7. Brief narrative as to why the reduction was made:

After further review of market land sales the land valuation was lowered.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 10, 2008 (date) at 01:00 PM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this May day of 28, 2008.


 Petitioner(s) or Attorney Agent

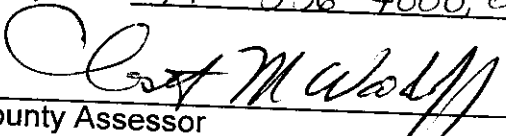

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 County Attorney for Respondent,
 Board of Equalization

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 County Assessor

Address:
 1400 N. 17th Avenue
 Greeley, CO 80631

Telephone: (970) 353-3845 ext. 3697

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