

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48666</b>
Petitioner: <b>GOLF COURSE AT HERITAGE TODD CREEK OWNERS ASSOCIATION INC.,</b>  v.  Respondent: <b>ADAMS 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.: R0171868+13**

**Category: Valuation      Property Type: Vacant Land**
  
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:            \$2,603,367**

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

**DATED AND MAILED** this 8th day of April 2009.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

April 8, 2009

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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

*Toni Rigirozzi*

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Toni Rigirozzi



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2009 APR -6 AM 7:37

<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	
<b>Petitioner:</b> GOLF COURSE AT HERITAGE TODD CREEK OWNERS ASSOCIATION, INC.	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	<b>▲ COURT USE ONLY ▲</b>
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer Wascak, #29457 Deputy County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	Docket Number: 48666 Multiple County Schedule Numbers: (As set forth in the Attachment A)
<b>STIPULATION (As to Tax Year 2007 Actual Value)</b>	

Petitioner 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 and Respondent agree and stipulate as follows:

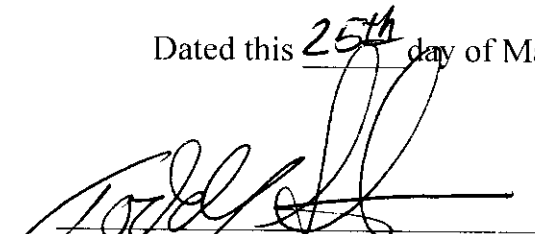
1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2007.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2007 actual values of the subject properties, as shown on Attachment A.

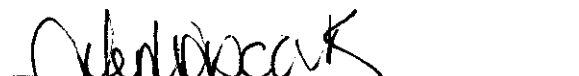
5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2007.


6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 7, 2009 at 1:00 p.m. be vacated.

Dated this 25<sup>th</sup> day of March, 2009.

  
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Telephone: 303-654-6038

Docket Number: 48666

**Heritage Todd Creek****Attachment A**

Docket 48666

<b>County</b>	<b>Parcel #</b>	<b>Schedule #</b>	<b>Current Owner</b>	<b>Acres</b>	<b>CBOE NOD</b>	<b>Stipulated Value</b>
Adams	157109419021	R0171869	Golf Course at Heritage Tc	10.1487	\$202,970	\$ 101,487
Adams	157116239057	R0171911	Golf Course at Heritage Tc	29.55	\$591,000	\$ 295,500
Adams	157116237113	R0171912	Golf Course at Heritage Tc	10.3	\$206,000	\$ 103,000
Adams	157109314032	R0171913	Golf Course at Heritage Tc	15.39	\$307,800	\$ 153,900
Adams	157109423039	R0171914	Golf Course at Heritage Tc	31.95	\$639,000	\$ 319,500
Adams	157109312082	R0171920	Golf Course at Heritage Tc	24.6	\$492,000	\$ 246,000
Adams	157109418082	R0171915	Golf Course at Heritage Tc	18.6	\$372,000	\$ 186,000
Adams	157109119061	R0171916	Golf Course at Heritage Tc	28.21	\$564,200	\$ 282,100
Adams	157109117117	R0171917	Golf Course at Heritage Tc	11.65	\$233,000	\$ 116,500
Adams	157109419035	R0171918	Golf Course at Heritage Tc	37.81	\$756,200	\$ 378,100
Adams	157116241056	R0171919	Golf Course at Heritage Tc	12.56	\$251,200	\$ 125,600
Adams	157109117116	R0171909	Golf Course at Heritage Tc	5.76	\$115,200	\$ 57,600
Adams	157116134073	R0171910	Golf Course at Heritage Tc	19.75	\$395,000	\$ 197,500
Adams	157116125009	R0171868	Golf Course at Heritage Tc	4.058	\$81,160	\$ 40,580
				<b>260.3367</b>	<b>\$5,206,730</b>	<b>\$ 2,603,367</b>