

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51249
Petitioner: GOLF COURSE AT HERITAGE TODD CREEK OWNERS ASSOCIATION INC., v. Respondent: ADAMS 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.: R0171868+13

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$6,126,840

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 9th day of April 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 8, 2009

Karen E Hart

Karen E. Hart

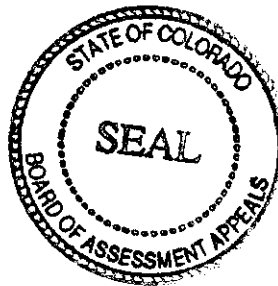
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2009 APR - 6 AM 7:28 ▲ COURT USE ONLY ▲ Docket Number: 51249 Multiple County Schedule Numbers: (As set forth in the Attachment A)
Petitioner: GOLF COURSE AT HERITAGE TODD CREEK OWNERS ASSOCIATION, INC. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Jennifer Wascak, #29457 Deputy County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Tax Year 2008 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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:

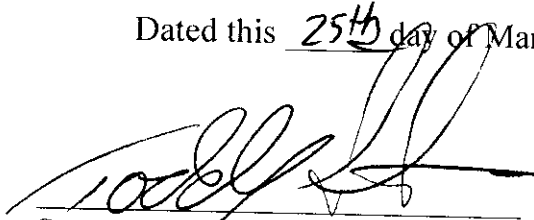
1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A to this Stipulation.
2. The subject properties are classified as vacant land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2008.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2008 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 2008.


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.

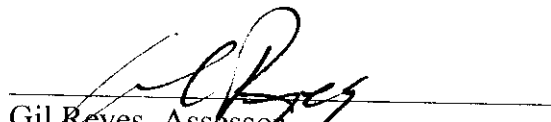
Dated this 25th day of March, 2009.



Stevens & Associates Inc.
Todd J. Stevens
640 Plaza Dr., Suite 290
Littleton, CO 80129
Telephone: 303-347-1878



Jennifer Wascak, #29457
Deputy County Attorney for Respondent
450 S. 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6116



Gil Reyes, Assessor
450 S. 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6038

Docket Number: 51249

Attachment A				Docket 51249			
Parcel #	Schedule #	Current Owner	Acres	CBOE NOD	Land	Improvement	Stipulated Value
157116125009	R0171868	Golf Course A	4.058	\$455,557	\$40,580	\$374,397	\$ 414,977
157109419021	R0171869	Golf Course A	10.1487	\$2,362,778	\$101,487	\$2,159,804	\$ 2,261,291
157109117116	R0171909	Golf Course A	5.76	\$170,200	\$57,600	\$55,000	\$ 112,600
157116134073	R0171910	Golf Course A	19.75	\$505,000	\$197,500	\$110,000	\$ 307,500
157116239057	R0171911	Golf Course A	29.55	\$701,000	\$295,500	\$110,000	\$ 405,500
157116237113	R0171912	Golf Course A	10.3	\$261,000	\$103,000	\$55,000	\$ 158,000
157109314032	R0171913	Golf Course A	15.39	\$362,800	\$153,900	\$55,000	\$ 208,900
157109423039	R0171914	Golf Course A	n/a	\$804,000	N/A	N/A	NKA R0178511
157109418082	R0171915	Golf Course A	18.6	\$427,000	\$186,000	\$55,000	\$ 241,000
157109119061	R0171916	Golf Course A	28.21	\$674,200	\$282,100	\$110,000	\$ 392,100
157109117117	R0171917	Golf Course A	11.65	\$288,000	\$116,500	\$55,000	\$ 171,500
157109419035	R0171918	Golf Course A	37.81	\$811,200	\$378,100	\$55,000	\$ 433,100
157116241056	R0171919	Golf Course A	12.56	\$306,200	\$125,600	\$55,000	\$ 180,600
157109312082	R0171920	Golf Course A	24.6	\$602,000	\$246,000	\$110,000	\$ 356,000
157109423057	R0178511	Golf Course A	31.8772		\$318,772	\$165,000	\$ 483,772
				\$8,730,935	\$2,602,639	\$3,524,201	\$ 6,126,840.0