

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51549
Petitioner: COBBLE CREEK GOLF COMMUNITY LLC, v. Respondent: MONTROSE 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.: R0016384

Category: Abatement Property Type: Commercial Real
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: \$1,351,460
 (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 Montrose County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 22nd day of September 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

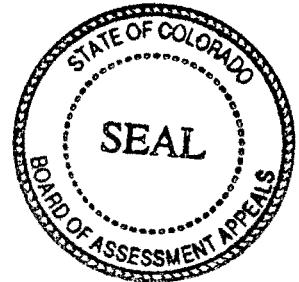
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 51549

Single County Schedule Number: R0016384

STIPULATION (As to Abatement/Refund for Tax Year 2008)

Cobble Creek Golf Community LLC

Petitioner,

vs.

Montrose COUNTY BOARD OF COMMISSIONERS,

Respondent.

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

1. The property subject to this stipulation is described as:
Golf Course - 18 Hole

2. The subject property is classified as Commercial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2008:

Land	\$ <u>1,026,200.00</u>
Improvements	\$ <u>1,603,120.00</u>
Total	\$ <u>2,629,320.00</u>

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

Land	\$ <u>1,026,200.00</u>
Improvements	\$ <u>1,603,120.00</u>
Total	\$ <u>2,629,320.00</u>

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5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2008 actual value for the subject property:

Land	\$	<u>1,026,200.00</u>
Improvements	\$	<u>325,260.00</u>
Total	\$	<u>1,351,460.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2008.

7. Brief narrative as to why the reduction was made:
Base value established through 2007 EAA decision.
Additional value attributed to installation of partially
complete improvements.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 9/30/10 (date) at 8:30 (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 17 day of September, 2010.

Mr. F. McElhinney *Carolyn Clawson*
 Petitioner(s) or Agent or Attorney, ABSA County Attorney for Respondent,
 Board of Commissioners

Address:
Tax Profile Services
1380 S. Santa Fe Suite 200
Denver, CO 80223
 Telephone: 303-477-4504

Address:
Carolyn Clawson
Assistant County Attorney
161 South Townsend
Montrose, CO 81401
 Telephone: 970-249-9424

Brad Hughes
 County Assessor

Address:
Brad Hughes
320 South 1st Street
Montrose, CO 81401
 Telephone: 970-249-3753

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