BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

COBBLE CREEK GOLF COMMUNITY LLC,

v.

Respondent:

MONTROSE COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 51610

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.: R0016383+1

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2009 actual value of the subject property.
- 3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value:

\$60,740

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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

Sura a Baumbach

Debra A. Baumbach

correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

I hereby certify that this is a true and

#896 P.005/008

09/17/2010 14:18 9702524559

MONTROSE COUNTY ASSR

PAGE 04/07

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number: 51610 Single County Schedule Number: R0020717
STIPULATION (As to Tax Year2009 Actual Value)
Cobble Creek North LLC
Petitioner,
VS.
Montrose COUNTY BOARD OF EQUALIZATION,
Respondent.
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: Vacant land designated as park retained in developer ownership
The subject property is classified as
The County Assessor originally assigned the following actual value to the subject property for tax year:
Land \$ 206,420,00 Improvements \$ 0.00 Total \$ 206,420.00
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:
Land \$ 206,420,00 Improvements \$ 0.00 Total \$ 206,420,00

09/17/2010 14:18 9702524559

MONTROSE COUNTY ASSR

PAGE 05/07

5. After further review and negotiation Equalization agree to the following tax year _ property:	
Land \$	57,390 . 00
Improvements \$_	
Total \$	57.390.00
, J. M.	
6. The valuation, as established above year	e, shall be binding only with respect to tax
7. Brief narrative as to why the reduct Revalued open space tracts using	
tracts.	and least agree to stimulate
**Assessor & Petitioner's Author: to the stated value for the pend:	
hearing. The 2010 stipulation de	
later date.	ocuments will be lilled at a
Tater date.	,
8. Both parties agree that the hearing Appeals on 9/30/10 (date) a hearing has not yet been scheduled before the hearing has not yet been scheduled before hearing has not yet been schedule	ne Board of Assessment Appeals.
Mas. T. M. String by TB	Solphy Land Sol - 1000
Petitioner(s) or Agent or Attorney now	County Attorney for Respondent,
Total of or A gold of the same	Board of Equalization
	manufacture of manufacture of the second of
Address:	Address:
Tax Profile Services	Carolyn Clawson
1380 S. Santa Fe Suite 200	Assistant County Attorney
Denver, CO 80223	161 South Townsend
· .	Montrose. CO 81401
Telephone: 303-477-4504	Telephone: 9/0-249-4516
	0 11
	Tou fly
	County Assessor
	Address:
	Brad Hughes
	320 South 1st Street
	Montrose. CO 81401
	Telephone: 970-249-3753
Docket Number 51610	

9702524559

MONTROSE COUNTY ASSR

PAGE 06/07

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number: 51610 Single County Schedule Number: R	0016383		
STIPULATION (As to Tax Year	2009	Actual Value)	W
Cobble Creek Golf Community	y LLC		
Petitioner,			
Vs.			
Montrose COUN	ITY BOARD	OF EQUALIZATION,	
Respondent.			
Petitioner(s) and Respondent year 2009 valuation of the Assessment Appeals to enter its order Petitioner(s) and Respondent 1. The property subject to thi Vacant open space tracts re-	e subject pro er based on the agree and so s stipulation	perty, and jointly move this stipulation. tipulate as follows: is described as:	the Board of
The subject property is claproperty).	esified as_	Vacant Land	(what type of
3. The County Assessor original subject property for tax year 20	nally assigne	ed the following actual v	alue to the
Land Improver Total	\$ nents \$	45,000 .00 0.00 45,000 .00	
4. After a timely appeal to the valued the subject property as follow		qualization, the Board o	of Equalization
Land Improveme Total	\$ ents \$ \$	0.00 45.000.00 45.000.00	

09/17/2010 14:18 9702524559

MONTROSE COUNTY ASSR

PAGE 07/07

5. After further review and negotiation Equalization agree to the following tax year _ property:	
Land \$	3,350,00
improvements \$	0.00
Total \$	0.00 3.350.00
, ota,	
 6. The valuation, as established above year 2009 7. Brief narrative as to why the reduce 	re, shall be binding only with respect to tax
Revalued open space tracts using	
tracts	•
**Assessor & Petitioner's Author	ized Agent agree to stipulate
to the stated value for the bend	
hearing. The 2010 stipulation of	
later date.	
8. Both parties agree that the hearing Appeals on 9/30/2010 (date) hearing has not yet been scheduled before to	
DATED this 17 day of	September 2010
1 1 40/11	
Mas J. Mithing for TES	Charaleen Holacion
Mas J. Mithing for TES	County Attorney for Respondent,
Mas J. Mithing for TES	Charaleen Holacion
Mas 4. M. Straining for TPS Petitioner(s) or Agent or Attorney AGENT	County Attorney for Respondent, Board of Equalization
Mas 4. M. Shraimy for TPS Petitioner(s) or Agent or Attorney Address:	County Attorney for Respondent, Board of Equalization Address:
Petitioner(s) or Agent or Attorney Address: Tax Profile Services	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson
Address: Tax Profile Services 1380 S. Santa Fe Suite 200	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney
Petitioner(s) or Agent or Attorney Address: Tax Profile Services	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney 161 South Townsend
Address: Tax Profile Services 1380 S. Santa Fe Suite 200 Denver, CO 80223	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney 161 South Townsend Montrose. CO 81401
Address: Tax Profile Services 1380 S. Santa Fe Suite 200	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney 161 South Townsend
Address: Tax Profile Services 1380 S. Santa Fe Suite 200 Denver, CO 80223	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney 161 South Townsend Montrose. CO 81401
Address: Tax Profile Services 1380 S. Santa Fe Suite 200 Denver, CO 80223	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney 161 South Townsend Montrose. CO 81401 Telephone: 970-249-4516
Address: Tax Profile Services 1380 S. Santa Fe Suite 200 Denver, CO 80223	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney 161 South Townsend Montrose. CO 81401
Address: Tax Profile Services 1380 S. Santa Fe Suite 200 Denver, CO 80223	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney 161 South Townsend Montrose. CO 81401 Telephone: 970-249-4516 County Assessor
Address: Tax Profile Services 1380 S. Santa Fe Suite 200 Denver, CO 80223	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney 161 South Townsend Montrose. CO 81401 Telephone: 970-249-4516 County Assessor Address:
Address: Tax Profile Services 1380 S. Santa Fe Suite 200 Denver, CO 80223	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney 161 South Townsend Montrose. CO 81401 Telephone: 970-249-4516 County Assessor Address: Brad Hughes
Address: Tax Profile Services 1380 S. Santa Fe Suite 200 Denver, CO 80223	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney 161 South Townsend Montrose. CO 81401 Telephone: 970-249-4516 County Assessor Address: Brad Hughes 320 South 1st Street
Address: Tax Profile Services 1380 S. Santa Fe Suite 200 Denver, CO 80223	County Attorney for Respondent, Board of Equalization Address: Carolyn Clawson Assistant County Attorney 161 South Townsend Montrose. CO 81401 Telephone: 970-249-4516 County Assessor Address: Brad Hughes