



**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 10th day of December 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.

*CM*

Cara McKeller

*Debra A. Baumbach*

Debra A. Baumbach



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MONTROSE COUNTY ASSR

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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 51612

Single County Schedule Number: R0016364

STIPULATION (As to Tax Year 2009 Actual Value)

Cobble Creek Golf Community LLC

Petitioner,

vs.

Montrose COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 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 2009:

Land	\$	401,260.00
Improvements	\$	2,263,460.00
Total	\$	<u>2,664,720.00</u>

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

Land	\$	401,260.00
Improvements	\$	2,263,460.00
Total	\$	<u>2,664,720.00</u>

STATE OF COLORADO  
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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$	<u>401,260.00</u>
Improvements	\$	<u>1,198,740.00</u>
Total	\$	<u>1,600,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2009.

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

With assistance from an outside appraisal consultant, full cost, sales comparison, and income analysis was completed. The result was a lower indicated value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 12/20/10 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 1 day of December, 2010

[Signature]  
Petitioner(s) or Agent or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

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[Signature]  
County Assessor

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Montrose, CO 81401  
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Docket Number 51612