

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53409
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.: R0171909+13

Category: Valuation Property Type: Vacant Land
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: \$3,874,859

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

DATED AND MAILED this 15th day of November 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS,
State of Colorado
1313 Sherman Street, Room 315
Denver, CO 80203

Petitioner:
GOLF COURSE AT HERITAGE TODD CREEK
OWNERS ASSOCIATION, INC.
Respondent:
ADAMS COUNTY BOARD OF
EQUALIZATION.

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ADAMS COUNTY ATTORNEY
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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2010 NOV -8 AM 8:30

▲ COURT USE ONLY ▲

Docket Number: 53409
Multiple County Schedule
Numbers: (As set forth in
Attachment A)

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2010 NOV -8 AM 9:26

STIPULATION (As to Tax Year 2009 Actual Value)

Petitioner 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 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 2009.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2009 actual values of the subject properties, as shown on Attachment A.

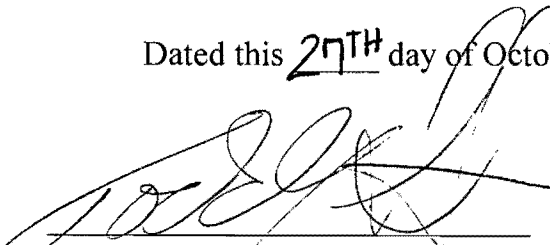
Total 2009 Proposed Value: \$3,874,859
(Referenced in Attachment A)

5. The valuations, as established on Attachment A, shall be binding with respect to only tax year 2009.

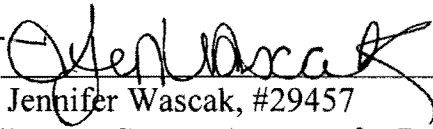
6. Brief narrative as to why the reductions were made: reduction to market value.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 8, 2010 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

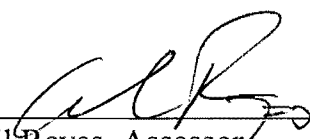
Dated this 27TH day of October, 2010.



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303-347-1878



Jennifer Wascak, #29457
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450 S. 4th Avenue
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Docket Number: 53409

ATTACHMENT A

Schedule Number: R0171868

Old Value:	
Land:	\$ 40,580
Improvements:	\$ 381,920
Total:	\$ 422,500
New Value:	
Land:	\$ 33,584
Improvements:	\$ 381,920
Total:	\$ 415,504

Schedule Number: R0171869

Old Value:	
Land:	\$ 101,487
Improvements:	\$ 2,272,374
Total:	\$ 2,373,861
New Value:	
Land:	\$ 83,991
Improvements:	\$ 348,992
Total:	\$ 432,983

Schedule Number: R0171909

Old Value:	
Land:	\$ 57,600
Improvements:	\$ 55,000
Total:	\$ 112,600
New Value:	
Land:	\$ 47,670
Improvements:	\$ 55,000
Total:	\$ 102,670

Schedule Number: R0171910

Old Value:	
Land:	\$ 197,500
Improvements:	\$ 110,000
Total:	\$ 307,500
New Value:	
Land:	\$ 163,451
Improvements:	\$ 110,000
Total:	\$ 273,451

Schedule Number: R0171911

Old Value:	
Land:	\$ 295,500
Improvements:	\$ 110,000
Total:	\$ 405,500
New Value:	
Land:	\$ 244,556
Improvements:	\$ 110,000
Total:	\$ 354,556

Schedule Number: R0171912

Old Value:	
Land:	\$ 103,000
Improvements:	\$ 55,000
Total:	\$ 158,000
New Value:	
Land:	\$ 85,243
Improvements:	\$ 55,000
Total:	\$ 140,243

Schedule Number: R0171913

Old Value:	
Land:	\$ 153,900
Improvements:	\$ 55,000
Total:	\$ 208,900
New Value:	
Land:	\$ 127,368
Improvements:	\$ 55,000
Total:	\$ 182,368

Schedule Number: R0171915

Old Value:	
Land:	\$ 186,000
Improvements:	\$ 55,000
Total:	\$ 241,000
New Value:	
Land:	\$ 153,934
Improvements:	\$ 55,000
Total:	\$ 208,934

Schedule Number: R0171916

Old Value:	
Land:	\$ 282,100
Improvements:	\$ 110,000
Total:	\$ 392,100
New Value:	
Land:	\$ 233,466
Improvements:	\$ 110,000
Total:	\$ 343,466

Schedule Number: R0171917

Old Value:	
Land:	\$ 116,500
Improvements:	\$ 55,000
Total:	\$ 171,500
New Value:	
Land:	\$ 96,415
Improvements:	\$ 55,000
Total:	\$ 151,415

Schedule Number: R0171918

Old Value:	
Land:	\$ 378,100
Improvements:	\$ 55,000
Total:	\$ 433,100
New Value:	
Land:	\$ 312,916
Improvements:	\$ 55,000
Total:	\$ 367,916

Schedule Number: R0171919

Old Value:	
Land:	\$ 125,600
Improvements:	\$ 55,000
Total:	\$ 180,600
New Value:	
Land:	\$ 103,947
Improvements:	\$ 55,000
Total:	\$ 158,947

Schedule Number: R0171920

Old Value:	
Land:	\$ 246,000
Improvements:	\$ 110,000
Total:	\$ 356,000
New Value:	
Land:	\$ 203,590
Improvements:	\$ 110,000
Total:	\$ 313,590

Schedule Number: R0178511

Old Value:	
Land:	\$ 318,772
Improvements:	\$ 165,000
Total:	\$ 483,772
New Value:	
Land:	\$ 263,816
Improvements:	\$ 165,000
Total:	\$ 428,816

TOTAL NEW VALUE OF PARCELS = \$3,874,859