

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55269
Petitioner: PERRY PARK COUNTRY CLUB, INC., v. Respondent: DOUGLAS 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.: R0005101+11

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: \$3,100,000
 (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 Douglas County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 18th day of October 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

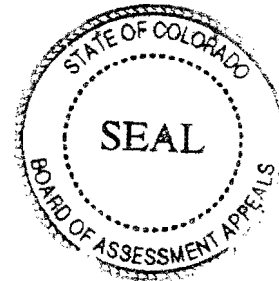
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

PERRY PARK COUNTRY CLUB, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorneys for Respondent:

Robert D. Clark, Reg. No. 8103
Michelle B. Whisler, Reg. No. 30037
Senior Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
FAX Number: 303-688-6596
E-mail: attorney@douglas.co.us

Docket Number: **55269**

Schedule Nos.:
R0005101+11

STIPULATION (As to Tax Year 2009 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The 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 the Attachment to this Stipulation.
2. The subject properties are classified as Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2009.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

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

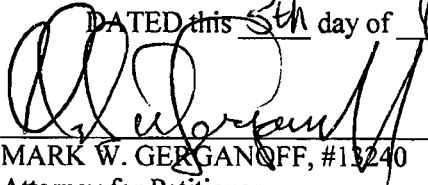
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2009.

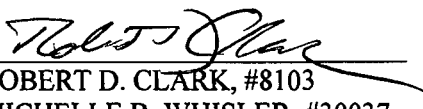
7. Brief Narrative as to why the reductions were made:

Further review of account data and market sales information on comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 7, 2011 at 8:30 a.m. be vacated.

DATED this 5th day of October, 2011.


MARK W. GERGANOFF, #13240
Attorney for Petitioner
Mark W. Gerganoff, LLC
24276 Choke Cherry Lane
Golden, CO 80401
720-938-1025


ROBERT D. CLARK, #8103
MICHELLE B. WHISLER, #30037
Senior Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 55269

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0005291	Land	\$21,828	\$21,828	\$21,828
	Improvements	\$156,654	\$156,654	\$38,628
	Total	\$178,482	\$178,482	\$60,456
R0359130	Land	\$171,180	\$171,180	\$171,180
	Improvements	\$2,026,330	\$2,026,330	\$1,560,665
	Total	\$2,197,510	\$2,197,510	\$1,731,845
R0005101	Land	\$138,666	\$138,666	\$138,666
	Improvements	\$56,921	\$56,921	\$49,202
	Total	\$195,587	\$195,587	\$187,868
R0403819	Land	\$7,500	\$7,500	\$7,500
	Improvements	\$229,779	\$229,779	\$196,953
	Total	\$237,279	\$237,279	\$204,453
R0013653	Land	\$2,058	\$2,058	\$2,058
R0461483	Land	\$641,040	\$641,040	\$641,040
R0359134	Land	\$36,438	\$36,438	\$36,438
R0359131	Land	\$61,938	\$61,938	\$61,938
R0359132	Land	\$20,400	\$20,400	\$20,400
R0359133	Land	\$9,960	\$9,960	\$9,960
R0359136	Land	\$52,404	\$52,404	\$52,404
R0359137	Land	\$91,140	\$91,140	\$91,140