

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55818
Petitioner: COBBLE CREEK GOLF COMMUNITY LLC, v. Respondent: MONTROSE COUNTY BOARD OF EQUALIZATION	
AMENDMENT TO ORDER (On Stipulation)	

THE BOARD OF ASSESSMENT APPEALS hereby amends its December 10, 2010 Order in the above-captioned appeal to reflect that the correct property type should be **COMMERCIAL REAL**

In all other respects, the December 10, 2010 Order shall remain in full force and effect.

DATED/MAILED this 18 day of December, 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

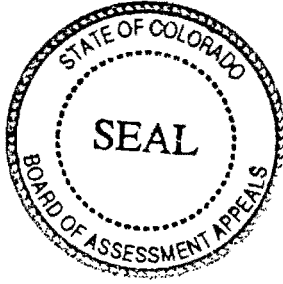
Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55818
Petitioner: COBBLE CREEK GOLF COMMUNITY LLC, v. Respondent: MONTROSE 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.: R0016384

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$1,600,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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

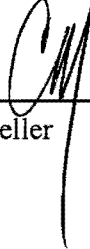
Karen E Hart

Karen E. Hart

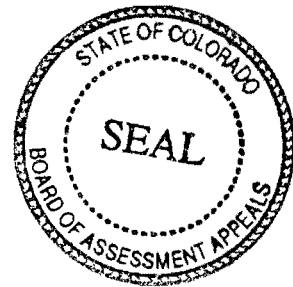
Debra A. Baumbach

Debra A. Baumbach

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



Cara McKeller



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MONTROSE COUNTY ASSR

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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 55818

Single County Schedule Number: R0016384

STIPULATION (As to Tax Year 2010 Actual Value)

Neststar Development, LLC

Petitioner,

vs.

Montrose COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 2010:

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
BOARD OF ASSESSMENT APPEALS
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MONTROSE COUNTY ASSR

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2010 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 2010.

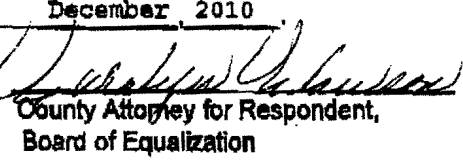
7. Brief narrative as to why the reduction was made:

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


Petitioner(s) or Agent or Attorney

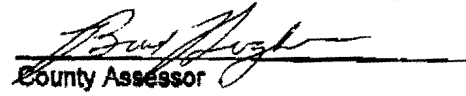

County Attorney for Respondent,
Board of Equalization

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 Ave.
Montrose, CO 81401

Telephone: 970-249-9424


County Assessor

Address:
Brad Hughes
320 South 1st St., Rm. 9
Montrose, CO 81401
Telephone: 970-249-3753

Docket Number 55818