

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

FHCC LTD,

v.

Respondent:

BOULDER COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Ralph H. Jacobson
Address: 2861 Kendrick Street
Golden, Colorado 80401-1362
Phone Number: 303-278-2185

Docket Number: 42799

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.: R0503280+2

Category: Valuation Property Type: Other

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$ 933,700.00
Improvements:	<u>\$3,966,300.00</u>
Total:	\$4,900,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

The Boulder County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 9th day of February, 2005.

This decision was put on the record

February 7, 2005

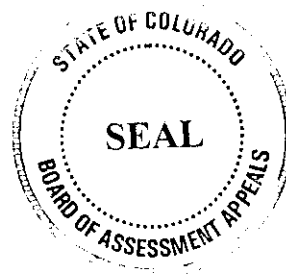
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Judy A. Venable
Judy A. Venable

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 42799

County Account Numbers: 503280, 503281, 503282

STIPULATION (As To Tax Year 2003 Actual Value)

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Petitioner(s), FHCC LTD

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

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BOULDER COUNTY ASSESSOR

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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 properties subject to this Stipulation are described as follows: Golf Course
2. The subject properties are classified as commercial.
3. The County Assessor assigned the following actual value to the subject properties (all three id's) for tax year 2003:

Land	\$669,000
Improvements	<u>\$4,847,200</u>
Total	\$5,516,200

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties (all three id's) as follows:

Land	\$669,000
Improvements	<u>\$4,847,200</u>
Total	\$5,516,200

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject properties (all three id's):

Land	\$933,700
Improvements	<u>\$3,966,300</u>
Total	\$4,900,000

Petitioner's Initials RAJ

Date 2-03-05

Post-it® Fax Note	7671	Date	2-03-05	# of pages	2
To	Wally	From	RAJ		
Co./Dept.	Harris	Co.			
Phone #		Phone #			
Fax #		Fax #			

Docket Number: 42799

County Schedule Numbers: 503280, 503281, 503282

STIPULATION (As To Tax Year 2003 Actual Value)

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6. The valuation, as established above, shall be binding only with respect to tax year 2003.
7. Brief narrative as to why the reduction was made: consideration made to the cost of the improvements and the value of the land.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 8, 2005 at Hearing Room C, third floor, 1313 Sherman Street, Room 315, Denver, CO. 80203 be vacated.
9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.
10. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2004 tax year due to unusual conditions. Unusual conditions are referenced in 39-1-104(11) (b) (I), Colorado Revised Statutes, and include installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, creation of a condominium ownership, or any new regulations restricting or increasing the use of the land or a combination thereof.

DATED this ___ 1st ___ day of February, 2005.

Karph Jacobson
Petitioner(s) or Attorney

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