

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>LAKWOOD COUNTRY CLUB,</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner: Name: Jeffrey M Monroe Tax Profile Service Address: 1380 S Santa Fe Drive 2nd Flr Denver, CO 80223 Phone Number: 303-477-4504	<b>Docket Number: 42804</b>
<b>ORDER ON STIPULATION</b>	

**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.: 110117 +2**

**Category: Valuation      Property Type: Commercial Real**

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:

**Total Value:           \$3,853,870**  
(Reference Attached Stipulation)

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

**DATED AND MAILED** June 11, 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

June 9, 2005

*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.

*Debra A. Baumbach*

Debra A. Baumbach

Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 42804  
Multiple County Schedule Numbers: (As Set Forth In the Attached)

STIPULATION (As to Tax Year 2003 Actual Value)

LAKWOOD COUNTRY CLUB

Petitioner

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,

Respondent.

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 set forth in the County Schedule Numbers on the Attachments to this Stipulation.

2. The subject properties are classified as COMMERCIAL (what type).

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.

4. Attachment B 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(s) and Respondent agree to the tax year 2003 actual values of the subject properties, as shown on Attachment C.

6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2003.

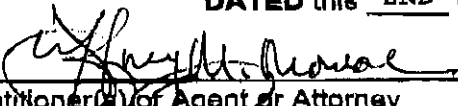
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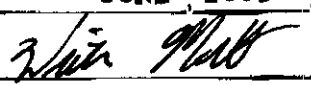
7. Brief narrative as to why the reduction was made:

AN ALLOWANCE FOR EXTERNAL OBSOLESCENCE HAS BEEN FOUND TO BE  
APPROPRIATE FOR THE SUBJECT PROPERTIES.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on JUNE 27, 2005 (date) at 8:30AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

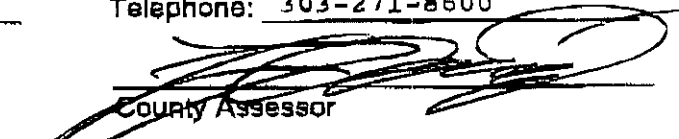
DATED this 2ND day of JUNE, 2005

  
\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

  
\_\_\_\_\_  
County Attorney for Respondent, ✓  
Board of Equalization

Address:  
TAX PROFILE SERVICES, INC  
1380 S. SANTA FE DRIVE  
2ND FLOOR  
DENVER, CO 80223  
Telephone: 303-477-4504

Address:  
100 JEFFERSON COUNTY PKWY  
GOLDEN, CO 80419  
Telephone: 303-271-8600

  
\_\_\_\_\_  
County Assessor

Address:  
100 JEFFERSON COUNTY PKWY  
GOLDEN, CO 80419  
Telephone: 303-271-8639

Docket Number 42B04

**ATTACHMENT A**  
Actual Values as assigned by the Assessor

**Docket Number 42804**

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
110117	\$ 400,000.00	\$ 2,796,810.00	\$ 3,196,810.00
110119	\$ 800,000.00	\$ 1,200,000.00	\$ 2,000,000.00
051401	\$ 155,390.00	\$ .00	\$ 155,390.00
	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 1,355,390.00	\$ 3,996,810.00	\$ 5,352,200.00

**ATTACHMENT B**

Actual Values as assigned by the County Board of Equalization after a timely appeal

**Docket Number 42804**

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
110117	\$ 400,000.00	\$ 2,796,810.00	\$ 3,196,810.00
110119	\$ 800,000.00	\$ 1,200,000.00	\$ 2,000,000.00
051401	\$ 155,390.00	\$ .00	\$ 155,390.00
	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 1,355,390.00	\$ 3,996,810.00	\$ 5,352,200.00

**ATTACHMENT C**  
**Actual Values as agreed to by all Parties**

Docket Number 42804

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
110117	\$ 400,000.00	\$ 1,863,220.00	\$ 2,263,220.00
110119	\$ 800,000.00	\$ 606,510.00	\$ 1,406,510.00
051401	\$ 155,390.00	\$ .00	\$ 155,390.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
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	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
	\$ .00	\$ .00	\$ 0.00
<b>TOTAL:</b>	\$ 1,355,390.00	\$ 2,469,730.00	\$ 3,825,120.00