

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45433</b>
Petitioner:  <b>BLACK CANYON GOLF LLP/BRIDGES AT BLACK CANYON INC.,</b>  v.  Respondent:  <b>MONTROSE COUNTY BOARD OF EQUALIZATION.</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.: R0014067+41**  
  
**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$2,457,630**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 1st day of August 2006.


**BOARD OF ASSESSMENT APPEALS**

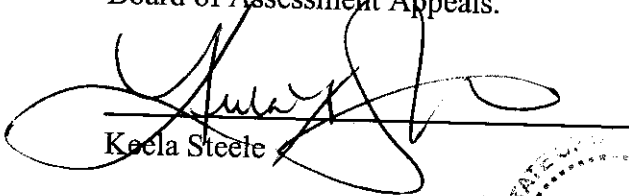
This decision was put on record

July 28, 2006

  
\_\_\_\_\_  
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

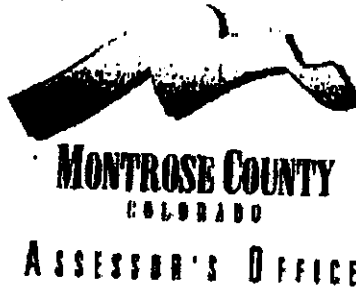
  
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Keela Steele



From:

07/27/2006 05:52 #070 P.001

ATTN:  
BRAD HUGHES  
6 PAGES  
NO COVER



**Stipulation to Value**

**2005 Real Property Appeal**

Schedule # R0014067, R0014072, R0017217, R0017218, R0017219, R0017220, R0017975, R0014166, R0014173, R0014176, R0018363, R0018364, R0018376, R0018377, R0018021, R0018022, R0018023, R0018026, R0018035, R0018036, R0018037, R0018038, R0018039, R0018048, R0018049, R0018050, R0018052, R0018053, R0018054, R0018057, R0018058, R0018070, R0018370, R0016985, R0016989, R0016994, R0016998, R0016999, R0017001, R0017002, R0017003, R0017004

Owner: BLACK CANYON GOLF LLLP

Dear Tom McElhinney, TPS Inc

The vacant residential lot valuations have been adjusted as follows:

See Exhibit A

By signing this form you are stipulating to a total actual value for the 2005 tax year and do not wish to contest this value further and agree to withdraw the 2005 BAA Appeal.

Owner/Agent *Jeffrey M. Dennis* Date 7/26/06

Deputy Assessor *[Signature]* Date 7/20/06

Courtesy Attorney *Robert J. King* Date 7/28/06

**Explanation for Stipulation:**

Adjusted the absorption period in the 2005 calculations for the Melody Ross Subdivision lots and the Bridge #5 Lot. For calculations See Exhibit B.

STATE OF COLORADO  
DEPT. OF ASSESSMENT  
2006 JUL 28 PM 3:27

**EXHIBIT A****BRIDGES AT BLACK CANYON  
2005 BAA HEARING**

Account	Legal	Lot	Prior Valuation	Adjusted Valuation	Adjusted Amount
14067	Melody Rose	104A	\$44,340	\$40,770	(\$3,570)
17217	Melody Rose	103B	\$44,340	\$40,770	(\$3,570)
17218	Melody Rose	103C	\$44,340	\$40,770	(\$3,570)
17219	Melody Rose	104B	\$44,340	\$40,770	(\$3,570)
17220	Melody Rose	107B	\$65,150	\$59,900	(\$5,250)
14072	Melody Rose	109A	\$90,480	\$83,200	(\$7,280)
17975	Bridges #5	1915	\$54,160	\$49,650	(\$4,510)
14166	Eagle Landing #2	1206	\$84,240	\$84,240	\$0
14173	Eagle Landing #2	1236	\$64,480	\$64,480	\$0
14176	Eagle Landing #2	1239	\$64,480	\$64,480	\$0
18363	Bridges #7	2301	\$54,160	\$54,160	\$0
18364	Bridges #7	2302	\$54,160	\$54,160	\$0
18376	Bridges #7	2314	\$87,360	\$87,360	\$0
18377	Bridges #7	2315	\$87,360	\$87,360	\$0
18021	Bridges #6	2401	\$87,360	\$87,360	\$0
18022	Bridges #6	2402	\$87,360	\$87,360	\$0
18023	Bridges #6	2403	\$87,360	\$87,360	\$0
18026	Bridges #6	2406	\$87,360	\$87,360	\$0
18035	Bridges #6	2503	\$62,900	\$62,900	\$0
18036	Bridges #6	2504	\$62,900	\$62,900	\$0
18037	Bridges #6	2505	\$62,900	\$62,900	\$0
18038	Bridges #6	2506	\$62,900	\$62,900	\$0
18039	Bridges #6	2507	\$62,900	\$62,900	\$0
18048	Bridges #6	2601	\$42,810	\$42,810	\$0
18049	Bridges #6	2602	\$42,810	\$42,810	\$0
18050	Bridges #6	2603	\$42,810	\$42,810	\$0
18052	Bridges #6	2605	\$42,810	\$42,810	\$0
18053	Bridges #6	2606	\$42,810	\$42,810	\$0
18054	Bridges #6	2607	\$42,810	\$42,810	\$0
18057	Bridges #6	2610	\$42,810	\$42,810	\$0
18058	Bridges #6	2611	\$42,810	\$42,810	\$0
18070	Bridges #6	2623	\$62,900	\$62,900	\$0
18370	Bridges #6	2623	\$62,900	\$62,900	\$0
16985	Bridges #4	1211	\$62,340	\$62,340	\$0
16989	Bridges #4	1216	\$62,340	\$62,340	\$0
16994	Bridges #4	1221	\$62,340	\$62,340	\$0
16998	Bridges #4	1226	\$47,720	\$47,720	\$0
16999	Bridges #4	1227	\$47,720	\$47,720	\$0
17001	Bridges #4	1232	\$47,720	\$47,720	\$0
17002	Bridges #4	1233	\$47,720	\$47,720	\$0
17003	Bridges #4	1234	\$47,720	\$47,720	\$0
17004	Bridges #4	1235	\$47,720	\$47,720	\$0

**EXHIBIT B**

**BRIDGES AT BLACK CANYON**

**2005 BAA HEARING**

Account #	Lot	Legal	2005 FULL		ORIG	2005	
			MARKET VALUE	SUBD VALUE		DISC %	ORIG SUBD DISC VALUE
14067	104A	Melody Rose	\$50,960		87%		\$44,340
17217	103B	Melody Rose	\$50,960		87%		\$44,340
17218	103C	Melody Rose	\$50,960		87%		\$44,340
17219	104B	Melody Rose	\$50,960		87%		\$44,340
17220	107B	Melody Rose	\$74,880		87%		\$65,150
14072	109A	Melody Rose	\$104,000		87%		\$90,480
17975	1915	Bridges #5	\$64,480		84%		\$54,160

2005	
REVISED SUBD DISC %	STIPULATED REVISED SUBD DISC VALUE
80%	\$40,770
80%	\$40,770
80%	\$40,770
80%	\$40,770
80%	\$59,900
80%	\$83,200
77%	\$49,650

Melody Rose Subd based on 4 year sellout & 9.5% Disc Rate

Bridges #5 Subd based on 5 year sellout & 9.5% Disc Rate