

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46573</b>
Petitioner: <b>BLACK CANYON GOLF, LLP,</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.: R0017568**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  

**Total Value:            \$4,037,000**

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

**ORDER:**

Respondent is ordered to reduce the 2006 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 3rd day of October 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

October 2, 2008

*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

*Toni Rigirozzi*

Toni Rigirozzi



From:

04/04/2008 11:12

#272 P.002/003

04/04/2008 11:03 9702524559

MONTROSE COUNTY ASSR

PAGE 02/03

### BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number: 46573

Single County Schedule Number: R0017568

STIPULATION (As to Abatement/Refund for Tax Year 2006)

Black Canyon Golf, LLP

Petitioner,

vs.

Montrose COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2006 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

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 2006:

Land	\$ <u>902,850.00</u>
Improvements	\$ <u>4,821,370.00</u>
Total	\$ <u>5,724,220.00</u>

4. After a timely appeal to the Board of Commissioners, the Board of Commissioners valued the subject property as follows:

Land	\$ <u>902,850.00</u>
Improvements	\$ <u>4,821,370.00</u>
Total	\$ <u>5,724,220.00</u>

2008 OCT -2 PM 9:41

From:

04/04/2008 11:12

#272 P.003/003

04/04/2008 11:03 9702524559

MONTROSE COUNTY ASSR

PAGE 03/03

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2006 actual value for the subject property:

Land	\$	<u>902,850.00</u>
Improvements	\$	<u>3,134,150.00</u>
Total	\$	<u>4,037,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2006.

7. Brief narrative as to why the reduction was made:  
Applied 35% Economic Obsolescence to all improvements. As was done in the 2005 BAA hearing on this property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 28th (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 4 day of April, 2008

[Signature]  
Petitioner or Agent or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Commissioners

Address:  
Tax Profile Services, Inc.  
1380 S Santa Fe Drive  
Durango CO 81423

Address:  
Montrose County Attorney  
161 S Townsend Ave  
Montrose CO 81401

Telephone: 303-477-4504

Telephone: 970-249-9424

[Signature]  
County Assessor

Address:  
Montrose County Assessor  
PO Box 1186  
Montrose CO 81402  
Telephone: 970-249-3753

Docket Number 46573