

ORDER:

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 18th day of April 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 16, 2008

Karen E Hart

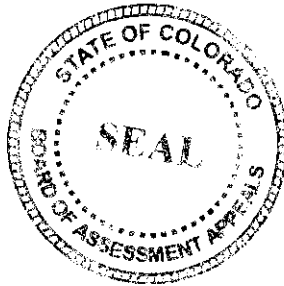
Karen E. Hart

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



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

CANTERBERRY GOLF JV LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

Michelle B. Whisler
Senior Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
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Atty. Reg. #: 30037

Docket Number: 48964

Schedule Nos.:
R0393298+16

2008 APR 16 11:16

STATE OF COLORADO
DEPARTMENT OF REVENUE

STIPULATION (As to Tax Year 2007 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner 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 Attachment to this Stipulation.
2. The subject properties are classified as Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2007.

4. Attachment A further 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 and the Respondent agree to the following tax year 2007 actual values of the subject properties, as also shown on Attachment A.

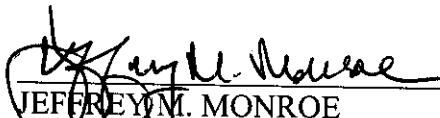
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2007.

7. Brief Narrative as to why the reductions were made:


Further review of negative attributes impacting the subject property warranted a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 3, 2008 at 1:00 p.m. be vacated.

DATED this 8th day of April, 2008.



JEFFREY M. MONROE
Agent for Petitioner
Tax Profile Services, Inc.
1380 South Santa Fe Drive, Suite 200
Denver, CO 80223
303-477-4504



MICHELLE B. WHISLER, #30037
Senior Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 48964

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0393298	\$54,552	\$54,552	\$54,552
R0418411	\$120	\$120	\$120
R0418412	\$42	\$42	\$42
R0423643	\$121,194	\$121,194	\$121,194
R0429149	\$29,046	\$29,046	\$29,046
R0429150	\$237,318	\$237,318	\$237,318
R0431502	\$3,990,994	\$3,990,994	\$2,345,802
R0432365	\$4,422	\$4,422	\$4,422
R0436908	\$38,058	\$38,058	\$38,058
R0436914	\$219,642	\$219,642	\$219,642
R0436947	\$3,048	\$3,048	\$3,048
R0437823	\$1,818	\$1,818	\$1,818
R0437824	\$738	\$738	\$738
R0437825	\$1,476	\$1,476	\$1,476
R0437826	\$408	\$408	\$408
R0459278	\$1,128	\$1,128	\$1,128
R0459296	\$241,188	\$241,188	\$241,188

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2,300,000