

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51613
Petitioner: ADOBE CREEK NATIONAL INC., v. Respondent: MESA COUNTY BOARD OF EQUALIZATION.	
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.: 2097-213-00-086+14

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$2,100,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 4th day of May 2010.

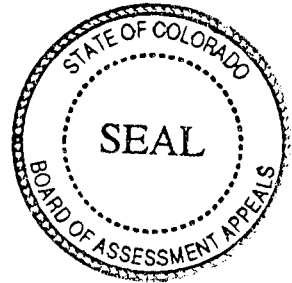
BOARD OF ASSESSMENT APPEALS

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.

Cara McKeller
Cara McKeller

Debra A. Baumbach
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51613
Petitioner: ADOBE CREEK NATIONAL INC., v. Respondent: MESA COUNTY BOARD OF EQUALIZATION.	
MESA COUNTY ATTORNEY'S OFFICE Maurice Lyle Dechant, #8948 Mesa County Attorney David Frankel, #26314 Chief Assistant County Attorney P.O. Box 20,000-5004 Grand Junction, CO 81502-5004 Phone: (970) 244-1612 FAX: (970) 255-7196	
STIPULATION (As To Tax Year 2009 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property, 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 property subject to this Stipulation contains fifteen (15) schedule numbers and is described as the Adobe Creek National Golf Course, 876 18-½ Road, Fruita, Mesa County, Colorado.
2. The subject property is classified as Commercial property.

3. The values assigned to each schedule number for tax year 2009 are as follows:

a. Schedule number 2697-281-00-272

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 40,000.00
Improvements	\$ 0.00
Total	<u>\$ 40,000.00</u>

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

Land	\$ 40,000.00
Improvements	\$ 0.00
Total	<u>\$ 40,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 40,000.00
Improvements	\$ 0.00
Total	<u>\$ 40,000.00</u>

b. Schedule number 2697-281-00-271

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 40,000.00
Improvements	\$ 0.00
Total	<u>\$ 40,000.00</u>

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

Land	\$ 40,000.00
Improvements	\$ 0.00
Total	<u>\$ 40,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 40,000.00
Improvements	\$ 0.00
Total	<u>\$ 40,000.00</u>

c. Schedule number 2697-282-00-788

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 5,000.00
Improvements	\$ 0.00
Total	<u>\$ 5,000.00</u>

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

Land	\$ 5,000.00
Improvements	\$ 0.00
Total	<u>\$ 5,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 5,000.00
Improvements	\$ 0.00
Total	<u>\$ 5,000.00</u>

d. Schedule number 2697-282-00-786

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 140,620.00
Improvements	\$ 69,380.00
Total	<u>\$ 210,000.00</u>

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

Land	\$ 140,620.00
Improvements	<u>\$ 69,380.00</u>
Total	<u>\$ 210,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 140,620.00
Improvements	<u>\$ 69,380.00</u>
Total	<u>\$ 210,000.00</u>

e. Schedule number 2697-281-00-317

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 36,000.00
Improvements	<u>\$ 14,000.00</u>
Total	<u>\$ 50,000.00</u>

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

Land	\$ 36,000.00
Improvements	<u>\$ 14,000.00</u>
Total	<u>\$ 50,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 36,000.00
Improvements	<u>\$ 14,000.00</u>
Total	<u>\$ 50,000.00</u>

f. Schedule number 2697-281-00-280

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 151,200.00
Improvements	<u>\$ 48,800.00</u>
Total	<u>\$ 200,000.00</u>

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

Land	\$ 151,200.00
Improvements	<u>\$ 48,800.00</u>
Total	<u>\$ 200,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 151,200.00
Improvements	<u>\$ 48,800.00</u>
Total	<u>\$ 200,000.00</u>

g. Schedule number 2697-281-00-277

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 35,100.00
Improvements	<u>\$ 24,900.00</u>
Total	<u>\$ 60,000.00</u>

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

Land	\$ 35,100.00
Improvements	<u>\$ 24,900.00</u>
Total	<u>\$ 60,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 35,100.00
Improvements	<u>\$ 24,900.00</u>
Total	<u>\$ 60,000.00</u>

h. Schedule number 2697-284-00-780

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 5,000.00
Improvements	\$ <u>0.00</u>
Total	\$ <u>5,000.00</u>

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

Land	\$ 5,000.00
Improvements	\$ <u>0.00</u>
Total	\$ <u>5,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 5,000.00
Improvements	\$ <u>0.00</u>
Total	\$ <u>5,000.00</u>

i. Schedule number 2697-214-00-087

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 129,530.00
Improvements	\$ <u>70,470.00</u>
Total	\$ <u>200,000.00</u>

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

Land	\$ 129,530.00
Improvements	\$ <u>70,470.00</u>
Total	\$ <u>200,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 129,530.00
Improvements	\$ <u>70,470.00</u>
Total	\$ <u>200,000.00</u>

j. Schedule number 2697-214-00-053

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 20,000.00
Improvements	<u>\$ 0.00</u>
Total	<u>\$ 20,000.00</u>

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

Land	\$ 20,000.00
Improvements	<u>\$ 0.00</u>
Total	<u>\$ 20,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 20,000.00
Improvements	<u>\$ 0.00</u>
Total	<u>\$ 20,000.00</u>

k. Schedule number 2697-214-00-034

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 100,580.00
Improvements	<u>\$ 49,420.00</u>
Total	<u>\$ 150,000.00</u>

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

Land	\$ 100,580.00
Improvements	<u>\$ 49,420.00</u>
Total	<u>\$ 150,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 100,580.00
Improvements	<u>\$ 49,420.00</u>
Total	<u>\$ 150,000.00</u>

1. Schedule number 2697-213-00-092

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 288,000.00
Improvements	<u>\$ 92,000.00</u>
Total	<u>\$ 380,000.00</u>

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

Land	\$ 288,000.00
Improvements	<u>\$ 92,000.00</u>
Total	<u>\$ 380,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 288,000.00
Improvements	<u>\$ 92,000.00</u>
Total	<u>\$ 380,000.00</u>

m. Schedule number 2697-213-00-086

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 140,400.00
Improvements	<u>\$ 59,600.00</u>
Total	<u>\$ 200,000.00</u>

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

Land	\$ 140,400.00
Improvements	<u>\$ 59,600.00</u>
Total	<u>\$ 200,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 140,400.00
Improvements	<u>\$ 59,600.00</u>
Total	<u>\$ 200,000.00</u>

n. Schedule number 2697-281-00-002

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 138,960.00
Improvements	<u>\$ 141,040.00</u>
Total	<u>\$ 280,000.00</u>

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

Land	\$ 138,960.00
Improvements	<u>\$ 141,040.00</u>
Total	<u>\$ 280,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

Land	\$ 138,960.00
Improvements	<u>\$ 81,040.00</u>
Total	<u>\$ 220,000.00</u>

o. Schedule number 2697-284-00-361

i. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 217,800.00
Improvements	<u>\$ 102,200.00</u>
Total	<u>\$ 320,000.00</u>

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

Land	\$ 217,800.00
Improvements	<u>\$ 102,200.00</u>
Total	<u>\$ 320,000.00</u>

iii. After further review and negotiation, Petitioner and Respondent agree to the following tax year 2009 actual value for the subject property:

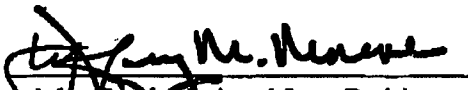
Land	\$ 217,800.00
Improvements	<u>\$ 102,200.00</u>
Total	<u>\$ 320,000.00</u>

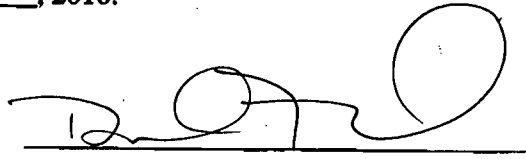
4. The valuations, as established above, shall be binding only with respect to tax year 2009.

5. Brief narrative as to why the reduction was made: Reviewed income and expenses submitted by the Petitioner in order to derive a capitalized value.

6. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 20TH day of April, 2010.


 Adobe Creek National Inc., Petitioner
 by Jeffrey M. Monroe
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 Denver, CO 80223
 (303) 477-4504


 County Attorney for Respondent
 Maurice Lyle Dechant, #8948
 Mesa County Attorney
 David Frankel, #26314
 Chief Assistant County Attorney
 P.O. Box 20,000-5004
 Grand Junction, CO 81502-5004
 (970) 244-1612

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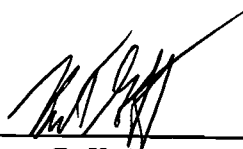
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MESA CO. ASSESSOR

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15/15



Brent Goff, Appraiser
Barbara Brewer
Mesa County Assessor
P.O. Box 20,000-5003
Grand Junction, CO 81502
(970) 244-1624

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