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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   | <b>Docket Number: 60586</b> |
| Petitioner:<br><b>GREELEY COUNTRY CLUB,</b><br><br>v.<br><br>Respondent:<br><b>WELD COUNTY BOARD OF COMMISSIONERS.</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.: R0158489**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:  

**Total Value:            \$3,000,000**

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

**ORDER:**

Respondent is ordered to reduce the 09-10 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 18th day of January 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

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

*CM*

\_\_\_\_\_  
Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

**Docket Number 60586**  
**Single County Schedule Number R0158489**

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**STIPULATION (As To Abatement/Refund for Tax Year 2009 )**

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THE GREELEY COUNTRY CLUB,  
Petitioner(s),

vs.

WELD COUNTY BOARD OF COMMISSIONERS,  
Respondent.

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2013 JAN 14 AM 7:49  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Petitioner (s) 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.

Petitioner (s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

See Attached Exhibit

2. The subject property is classified as Commercial property (what type).
3. The County Assessor originally assigned the following actual value to the subject property for the tax year 2009:

|              |                |
|--------------|----------------|
| Land         | \$1,542,840.00 |
| Improvements | \$1,709,960.00 |
| Total        | \$3,252,800.00 |

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

|              |                |
|--------------|----------------|
| Land         | \$1,542,840.00 |
| Improvements | \$1,709,960.00 |
| Total        | \$3,252,800.00 |

5. After further review and negotiation, Petitioner (s) and County Board of Commissioners agree to the following tax year 2009 actual value for the subject property:

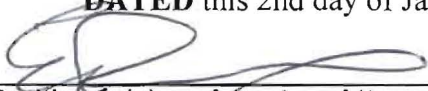
|              |                |
|--------------|----------------|
| Land         | \$1,542,840.00 |
| Improvements | \$1,457,160.00 |
| Total        | \$3,000,000.00 |

6. The valuation, as established above, shall be binding only with respect to tax year 2009.
7. Brief narrative as to why the reduction was made:

Subject was compared to sales of other golf courses with similar characteristics. Also, a cost approach was performed with attention to appropriate depreciation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 01/22/2013 (date) at 8:30 am (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

**DATED** this 2nd day of January, 2013.

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

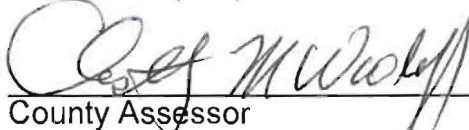
  
\_\_\_\_\_  
(Assistant) County Attorney for  
Respondent, Weld County Board of  
Commissioners

Address:  
6239 - E. Caley DR  
CENTENNIAL, CO 80111

Address:  
1150 "O" Street  
P.O. Box 758  
Greeley, CO 80632

Telephone: 303 793-0823

Telephone: (970) 336-7235

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

Address:  
1400 N.17th Avenue  
Greeley, CO 80631

Telephone: (970) 353-3845 ext. 3697

Docket Number 60586  
Stip-1.Frm

R0158489

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

**Docket Number 60586**  
**Single County Schedule Number R0158489**

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**STIPULATION (As To Abatement/Refund for Tax Year 2010 )**

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THE GREELEY COUNTRY CLUB,  
Petitioner(s),

vs.

**WELD COUNTY BOARD OF COMMISSIONERS,**

Respondent.

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STATE OF COLORADO  
BO. OF ASSESSMENT APPEALS  
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See Attached Exhibit

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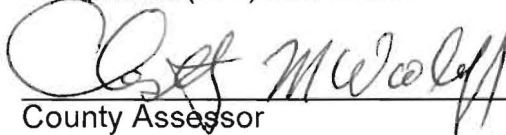
  
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Docket Number 60586  
Stip-1.Frm

R0158489

## EXHIBIT

### LEGAL DESCRIPTION:

GR 17492 PT NW4 11 5 66 (GREELEY COUNTRY CLUB ANNEX) BEG AT PT 30'E & 900.81'N OF W4 COR N84D40'E 105.70' S35D34'E 81' N76D21'E 162' S86D08'E 220.75' S88D22'E 905' S89D32'E 203.50' N0D32'E 1885' S84D55'W TO PT 30'E OF W LN SEC S TO BEG (68A) EXC BEG S84D36'W 1271.17' & S0D37'E 40.14' FROM N4 COR S0D37'E 210' S89D22'E 150' N0D37'W 81.73' TO SLY EDGE OF GREELEY COUNTY CLUB EXIT RD THENCE ALONG ARC OF CURVE TO LEFT RADIUS OF 150' & L CHORD BEARS N34D42'E 150.81' N84D36'E 63' ALONG S R/W LN OF US #34 TO TRUE ALSO E2NE4 10 5 66 EXC HILL TOP SUB ALSO EXC BEG NW COR L37 1ST ADD HILLTOP SUB THENCE S83D54'W 38.10' S15D54' E 561.25' S02D10'E 1.56' THENCE E23.07' TO PT ON W LN L40 1ST ADD HILLTOP SUB THENCE N200' M/L THENCE NWLY TO BEG ALSO EXC BEG NW COR L41 1ST ADD HILL TOP SUB W22.84' S02D10'E 440.25' S89D25'E 6.19' TO SW COR L43 1ST ADD HILLTOP SUB THENCE N440' M/L TO BEG ALSO EXC BEG 900.91' N SW COR SD NW4 TH N90D E 30' N84D46'E 20.08' N 154.01' N03D10'W 180.28' N 1130' N03D34'E 160.31' N02D35'E 49.77' TO POINT ON S R/W W 10TH ST S82D40'W 52.58' TO POINT ON W LN SEC TH S ALG SD W LN 1669.75' TO BEG (.85R)

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GR 17492 PT NW4 11 5 66 (GREELEY COUNTRY CLUB ANNEX) BEG AT PT 30'E & 900.81'N OF W4 COR N84D40'E 105.70' S35D34'E 81' N76D21'E 162' S86D08'E 220.75' S88D22'E 905' S89D32'E 203.50' N0D32'E 1885' S84D55'W TO PT 30'E OF W LN SEC 5 TO BEG (68A) EXC BEG S84D36'W 1271.17' & S0D37'E 40.14' FROM N4 COR S0D37'E 210' S89D22'E 150' N0D37'W 81.73' TO SLY EDGE OF GREELEY COUNTY CLUB EXIT RD THENCE ALONG ARC OF CURVE TO LEFT RADIUS OF 150' & L CHORD BEARS N34D42'E 150.81' N84D36'E 63' ALONG S R/W LN OF US #34 TO TRUE ALSO E2NE4 10 5 66 EXC HILL TOP SUB ALSO EXC BEG NW COR L37 1ST ADD HILLTOP SUB THENCE S83D54'W 38.10' S15D54' E 561.25' S02D10'E 1.56' THENCE E23.07' TO PT ON W LN L40 1ST ADD HILLTOP SUB THENCE N200' M/L THENCE NWLY TO BEG ALSO EXC BEG NW COR L41 1ST ADD HILL TOP SUB W22.84' S02D10'E 440.25' S89D25'E 6.19' TO SW COR L43 1ST ADD HILLTOP SUB THENCE N440' M/L TO BEG ALSO EXC BEG 900.91' N SW COR SD NW4 TH N90D E 30' N84D46'E 20.08' N 154.01' N03D10'W 180.28' N 1130' N03D34'E 160.31' N02D35'E 49.77' TO POINT ON S R/W W 10TH ST S82D40'W 52.58' TO POINT ON W LN SEC TH S ALG SD W LN 1669.75' TO BEG (.85R)