

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63395
Petitioner: LVGC, LLC, v. Respondent: BOULDER 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.: R0065947+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$2,850,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 4th day of September 2014.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER: 63395

4/20/13
4/20/13
4/20/13

Account Number(s): R0065947 and R0115204

STIPULATION (As To Tax Year 2013 Actual Total Value)

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LVGC, LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as follows:

178.65 Acres M/L in 32-2N-70

2. The subject properties are classified as an 18-hole Golf Course / Improvements and Residence.

3. The County Assessor assigned the following actual total value to the subject properties for tax year 2013:

Total \$ 3,937,200

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties at an actual total value as follows:

Total \$ 3,937,200

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2013 actual total value for the subject properties:

Total \$ 2,850,000*

Petitioner's Initials LL

Date 8/14/14

Docket Number: 63395

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STIPULATION (As To Tax Year 2013 Actual Total Value)

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6. Brief narrative as to why the reduction was made:

Agreed actual total value is based primarily on the income approach for the Golf Course/Improvements/ associated Land and the sales comparison approach for the Residence/ associated Land.

7. This docket has not been set for hearing.

8. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

*As to the agreed actual total value of \$2,850,000 for both accounts--

R0065947 – Stipulated total value is \$1,613,200 to be allocated as follows:

\$350,000 to the residential class Residence and Land

\$1,263,200 to the Golf Course/ Golf Course Improvements and associated land

R0115204 – Stipulated total value to this account is \$1,236,800 all of which is allocated to Golf Course/ Golf Course Improvements and associated Land

DATED this 11th day of August, 2014.

LUG LLC

By: [Signature]
Petitioner or Attorney

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JERRY ROBERTS

Boulder County Assessor

By: [Signature]

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