

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JAE H. & KYUNG CHOI,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Beldon Wright, Property Tax Advisors, Inc. Address: 3090 South Jamaica Court #204 Aurora, Colorado 80014 Phone Number: (303) 368-0500 E-mail: Attorney Reg. No.:</p>	<p>Docket Number: 38700</p>
<p>ORDER ON STIPULATION</p>	

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.: 1973-01-1-27-002; RA 3123
Category: Valuation **Property Type: Commercial, Lodging**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

SEE ATTACHED STIPULATION

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 7th day of May, 2002.

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach,
Debra A. Baumbach

This decision was put on the record

May 6, 2002

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

Diane Von Dollen
Diane Von Dollen



Docket Number 38700

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38700

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)

CHOI, JAE H & KYUNG,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as lodging and described as follows:

13280 E. Colfax Ave., County Schedule Number 1973-01-1-27-002 RA 3123

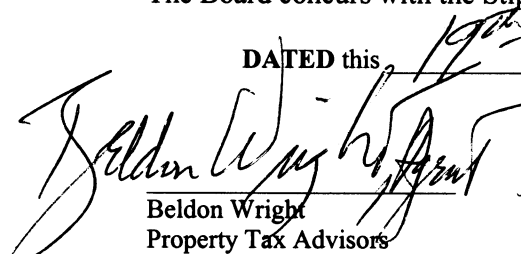
A brief narrative as to why the reduction was made: Analyzed motel classification of residential vs. commercial and adjusted accordingly.

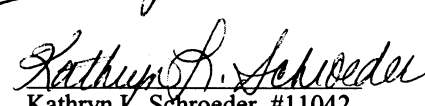
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

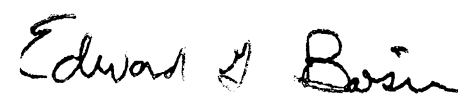
ORIGINAL VALUE		RESIDENTIAL	NEW VALUE (2001)	COMMERCIAL
Land	\$ 189,800	Land	\$ 172,718	\$ 17,082
Improvements	\$ 1,660,200	Improvements	\$ 1,510,782	\$ 149,418
Personal	\$ _____	Personal	\$ _____	\$ _____
Total	\$ 1,850,000	Total	\$ 1,683,500	\$ 166,500
		Assessment ratio	@ 9.15%	@29%

The Board concurs with the Stipulation.

DATED this 19th day of April 2002.


Beldon Wright
Property Tax Advisors
3090 S. Jamaica Ct. Ste. 204
Aurora, CO 80014
(303) 368-0500


Kathryn L. Schroeder, #11042
Attorney for Respondent
Board. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639


Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600