

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b>  1313 Sherman Street, Room 315  Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>WAN &amp; HAE S. YUN,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>EL PASO COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Mark L. Von Engeln  Asset Realty Advisors</p> <p>Address: 5 Belleview Dr.  Greenwood Village, CO 80121</p> <p>Phone Number: (303) 781-2608</p> <p>E-mail:</p> <p>Attorney Registration No.:</p>	<p>Docket Number: 38842</p>
<p><b>ORDER (On Stipulation)</b></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:

6539 N. Academy Blvd., County Schedule No. 63093-04-231, Lot 5 Dublin Heights
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:

Land	\$258,398.00
Improvements	<u>\$266,602.00</u>
Total	\$525,000.00

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 El Paso County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 1<sup>st</sup> day of December, 2001.

This decision was put on the record

November 30, 2001

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

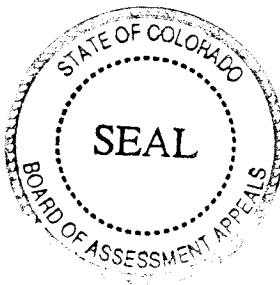
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

*Mark R. Linné*

Mark R. Linné

*Penny S. Bunnell*  
Penny S. Bunnell

Docket Number 38842



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: **38842**  
Single County Schedule Number: **63093-04-231**

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STIPULATION (As to Tax Year **2001** Actual Value)

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**Wan & Hae S. Yun**

Petitioner(s),

vs.

**EL PASO COUNTY BOARD OF EQUALIZATION,**

Respondent

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2001** valuation of the subject property, and jointly move the Board of Assessment Appeals to enter it's order based on this Stipulation.

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

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

**LOT 5 DUBLIN HEIGHTS**

2. The subject property is classified as **Commercial** property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year **2001**:

Land:	<b>\$258,398.00</b>
Improvements:	<b>\$312,200.00</b>
Total:	<b>\$570,598.00</b>

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

Land:	<b>\$258,398.00</b>
Improvements:	<b>\$312,200.00</b>
Total:	<b>\$570,598.00</b>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2001** actual value for the subject property:

Land:	<b>\$258,398.00</b>
Improvements:	<b>\$266,602.00</b>
Total:	<b>\$525,000.00</b>

6. The valuation, as established above, shall be binding only with respect to tax year **2001**.

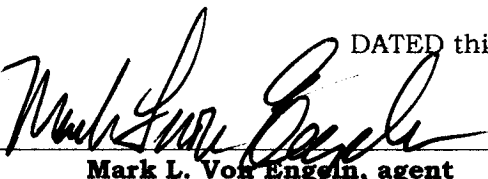
7. Brief narrative as to why the reduction was made:

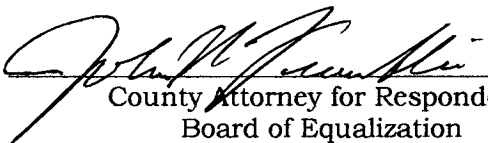
**Actual income and expense information was considered, as well as the time adjusted September, 1997 sale price.**

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **December 13, 2001 at 1:00 P.M.**

be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals.  (check if appropriate.)

DATED this **1st** day of **November, 2001**

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**Mark L. Von Engeln, agent**  
**Asset Realty Advisors**

  
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County Attorney for Respondent, 5747  
Board of Equalization

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

Address: **27 East Vermijo**  
**Colorado Springs, CO 80903**

Telephone: **(719) 520-6605**

Docket Number: **38842**  
StipCnty.mst