

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FUNG SAU & HAY CHEONG NG,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Property Tax Advisors Inc Address: 3090 S. Jamaica Ct. #200 Aurora, CO 80014 Phone Number: (303) 368-0500</p>	<p>Docket Number: 41039</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.: 420112

Category: Valuation **Property Type: Commercial**
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 37,000.00
Improvements	<u>\$148,000.00</u>
Total	\$185,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

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

DATED/MAILED this 12th day of August, 2003.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

August 11, 2003

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

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41039
County Schedule Number: 420112

STIPULATION (As To Tax Year 2002 Actual Value)

Fung Sau & Hay Cheong Ng
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 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 follows:
Restaurant
6610 Wadsworth Boulevard
Arvada , Colorado 80003
2. The subject property is classified as Commerical property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002 :

Land	<u>\$ 43,100</u>
Improvement	<u>\$172,500</u>
Total	<u>\$215,600</u>

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

Land	<u>\$ 43,100</u>
Improvement	<u>\$172,500</u>
Total	<u>\$215,600</u>

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	<u>\$ 37,000</u>
Improvement	<u>\$148,000</u>
Total	<u>\$185,000</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2002.
7. Brief narrative as to why the reduction was made:
Adjusted to the 2001 BAA Stipulated value - \$185,000.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 9/8/03 (date) at 1:00 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 4th day of August, 2003.

Property Tax Advisors Inc.

Petitioner(s) or Attorney

Address:

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Aurora, Colorado 80014

Telephone: (303) 368-0500

County Attorney for Respondent,
Board of Equalization

Address:

100 Jefferson County Parkway
Golden, Colorado 80419

Jefferson County Assessor

Address:

100 Jefferson County Parkway
Golden, Colorado 80419-2500

Telephone: (303) 271-8653

Docket Number 41039

Schedule Number 420112