

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>HYEIN DEVELOPMENT COMPANY,</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: Dan Mayer Elite Property Services, Inc. Address: 5025 Boardwalk Drive #300 Colorado Springs, CO 80919 Phone Number: 719-594-6440 Attorney Reg. No.:</p>	<p>Docket Number: 41050</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.: 055665

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	\$183,280.00
Improvements	<u>809,890.00</u>
Total	\$993,170.00

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 13th day of February, 2003.

This decision was put on the record

February 11, 2003

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

BOARD OF ASSESSMENT APPEALS

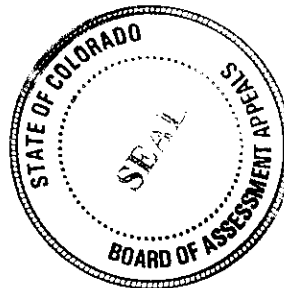
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41050
County Schedule Number: 055662

STIPULATION (As To Tax Year 2002 Actual Value)

Hyein Development Co Ltd
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:
9600 West Colfax Avenue, Lakewood, CO
2. The subject property is classified as commercial property.
- 3.
4. The County Assessor originally assigned the following actual value to the subject property for tax year 2002 :

	Actual value	Assessed Value
Land	\$ 179,100	\$ 48,030
Improvement	<u>\$ 716,210</u>	<u>\$ 186,510</u>
Total	\$ 895,310	\$ 234,540

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

	Actual value	Assessed Value
Land	\$ 179,100	\$ 48,030
Improvement	<u>\$ 716,210</u>	<u>\$ 186,510</u>
Total	\$ 895,310	\$ 234,540

6. 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	\$ 183,280	\$ 28,780
Improvement	\$ 809,890	\$ 138,140
Total	\$ 993,170	\$ 166,920

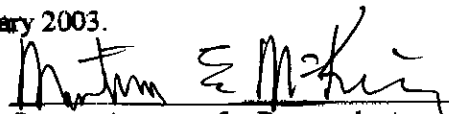
7. The valuation, as established above, shall be binding only with respect to tax year 2002.

8. Brief narrative as to why the reduction was made:
Subject property has been classified as mixed use based on documentation provided by the property owner.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____ (date) at _____ (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

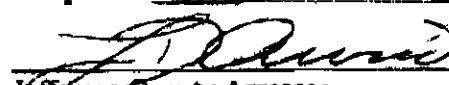
DATED this 6th day of February 2003.


Petitioner(s) or Attorney


County Attorney for Respondent,
Board of Equalization

Address: _____
Property Tax Adjustment
Specialist, Inc
5025 Boardwalk Drive # 300
Colorado Springs CO 80919
Tel: 719-594-6440

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____

Jefferson County Assessor

Address:
100 Jefferson County Parkway
Golden, Colorado 80419-2500

Docket Number Not assigned on this date
Schedule Number 055662

Telephone: 303-271-8639

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>HYEIN DEVELOPMENT COMPANY,</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: Dan Mayer Elite Property Services, Inc.</p> <p>Address: 5025 Boardwalk Drive #300 Colorado Springs, CO 80919</p> <p>Phone Number: 719-594-6440</p> <p>Attorney Registration No.:</p>	<p>Docket Number: 41050</p>
<p>AMENDMENT TO ORDER (On Stipulation)</p>	

THE BOARD OF ASSESSMENT APPEALS hereby amends its Order on Stipulation dated and mailed February 13, 2003 in the above-captioned appeal to reflect the correct schedule number to be 055662.

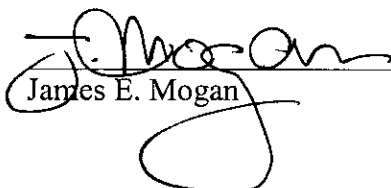
In all other respects, the February 13, 2002 Order shall remain in full force and effect.

DATED/MAILED this 20th day of February 2003.

This amendment was put on the record


February 18, 2003 _____

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


James E. Mogan

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach