

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: FEIBO XIN & NING ZHANG, v. Respondent: BROOMFIELD COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Feibo Xin and Ning Zhang Address: 4119 Brandon Avenue Broomfield, CO 80020 Phone Number: (303) 381-5270	Docket Number: 41600
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.: R0022574

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$ 50,000.00
Improvements	<u>\$195,000.00</u>
Total	\$245,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

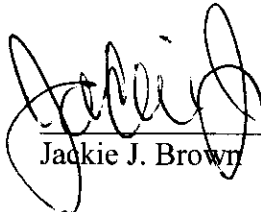
The Broomfield County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 31st day of March, 2004.


This decision was put on the record

March 30, 2004


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


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41600
Single County Schedule Number: R0022574

STIPULATION (As to Tax Year 2003 Actual Value)

FEIBO XIN & NING ZHANG

Petitioners,

vs.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioners and Respondent agree and stipulate as follows:

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

Schedule No. R0022574,
aka 4119 Brandon Avenue, Broomfield, CO

2. The subject property is classified as Residential property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	<u>\$ 50,000.00</u>
Improvements	<u>\$ 210,900.00</u>
Total	<u>\$ 260,900.00</u>

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

Land	<u>\$ 50,000.00</u>
Improvements	<u>\$ 210,900.00</u>
Total	<u>\$ 260,900.00</u>

5. After further review and negotiation, Petitioners and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	<u>\$ 50,000.00</u>
Improvements	<u>\$ 195,000.00</u>
Total	<u>\$ 245,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made: The reduction was made based upon market information and site inspection.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 14, 2004, at 10:30 a.m. be vacated.

DATED this 29th day of March, 2004.

Petitioner(s) or Agent or Attorney

Address:

4119 Brandon Ave.
Broomfield, CO 80020

Telephone: 720-887-2894

Tami Yellico, Reg. #19417
County Attorney for Respondent,
Board of Equalization

Address:

City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020

303-464-5806

Nancy D. Anders, County Assessor

Address:

City and County of Broomfield
One DesCombes Drive
Broomfield, CO 80020
303-438-6291

Docket Number 41600

CERTIFICATE OF MAILING

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2003 Actual Value) was sent via U.S. Postal Service, Regular Mail, prepaid, this 29th day of March, 2004, addressed to the following:

Board of Assessment Appeals
Room 315
1313 Sherman Street
Denver, CO 80203



Diane E. Eismann

Schedule No. R0022574
BAA Docket No. 41600
Petitioners: Feibo Xin & Ning Zhang