

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44587</b>
Petitioner: <b>OK HEE CHOI,</b>  v. Respondent: <b>CLEAR CREEK COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R001242A**

**Category: Abatement      Property Type: Mixed Use**
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:  

**Total Value:            \$1,077,990**

(Reference Attached Stipulation)
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 Clear Creek County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 6th day of September 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

September 2, 2005

*Karen E Hart*

Karen E. Hart

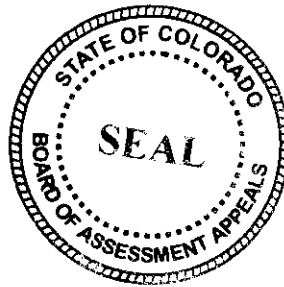
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Keela Steele*

Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 44587

Single County Schedule Number: R001242

STIPULATION (As to Abatement/Refund for Tax Year 2003)

Ok Hee Choi

Petitioner,

vs.

Clear Creek COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) 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.

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

1. The property subject to this stipulation is described as:  
2901 Colorado Blvd. Idaho Springs.

2. The subject property is classified as commercial (what type of property).

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

Land	\$	<u>107,800.00</u>
Improvements	\$	<u>970,190.00</u>
Total	\$	<u>1,077,990.00</u>

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

Land	\$	<u>107,800.00</u>
Improvements	\$	<u>970,190.00</u>
Total	\$	<u>1,077,990.00</u>

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5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2003 actual value for the subject property:

Land	\$	<u>107,800</u>	.00
Improvements	\$	<u>970,190</u>	.00
Total	\$	<u>1,077,990</u>	.00

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

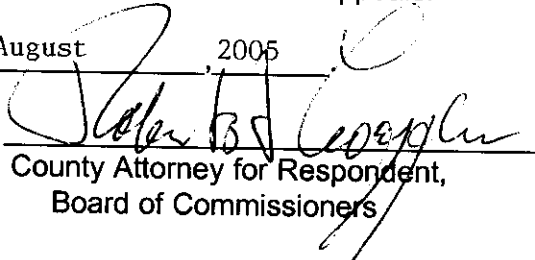
7. Brief narrative as to why the reduction was made:

Petitioner provided documentation that 45% of his income was derived from rooms rented for 30 days or more. Property should have been assessed 45% residential and 55% commercial.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 22, 2005 (date) at 3:00 p.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 31st day of August, 2005

\_\_\_\_\_  
Petitioner(s) or Agent or Attorney

  
\_\_\_\_\_  
County Attorney for Respondent,  
Board of Commissioners

Address:

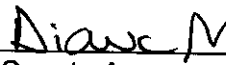
Dariush Bozorgpour  
3090 S. Jamaica Ct., Suite 200  
Aurora, CO 80014

Address:

Robert W. Loeffler  
P.O. Box 2000  
Georgetown, CO 80444

Telephone: 303-368-0500

Telephone: 303-679-2326

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

Address:

Diane M. Settle  
P.O. Box 2000  
Georgetown, CO 80444

Telephone: 303-679-2321

Docket Number 44587

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 44587  
Single County Schedule Number: R001242

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DATED this 31st day of August, 2005.

*Dariusz Bozorgpour*  
Petitioner(s) or Agent or Attorney

\_\_\_\_\_  
County Attorney for Respondent,  
Board of Commissioners

Address:  
Dariusz Bozorgpour  
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