

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 53061</b>
Petitioner: <b>HENRY &amp; FAN TSUEI,</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</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.: R0431633**

**Category: Valuation      Property Type: Residential**

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

**Total Value:            \$1,050,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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



**DATED AND MAILED** this 13th day of April 2010.

**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.

*Debra A. Baumbach*

Debra A. Baumbach

*Melissa Nord*

Melissa Nord

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioners:

**HENRY and FAN TSUEI,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Docket Number: **53061**

Schedule No.: **R0431633**

2010 APR 12 AM 8:16

**STIPULATION (As to Tax Year 2009 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

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

Lot 77 Heritage Hills Filing 1-I. Total acreage 0.394 AM/L.

2. The subject property is classified as Residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009:

Land	\$ 220,000
Improvements	\$ 859,438
Total	\$1,079,437

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

Land	\$ 220,000
Improvements	\$ 859,438
Total	\$1,079,437

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$ 220,000
Improvements	\$ 830,000
Total	\$1,050,000

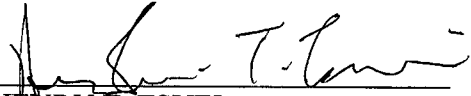
6. The valuations, as established above, shall be binding only with respect to tax year 2009.

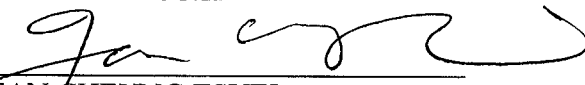
7. Brief narrative as to why the reduction was made:

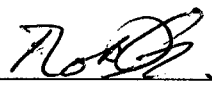
After a more critical review of market sales, an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 15, 2010 at 8:30 a.m. be vacated.

DATED this 2<sup>nd</sup> day of April, 2010.

  
 \_\_\_\_\_  
 HENRY T. TSUEI

  
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 FAN CHEUNG TSUEI  
 Petitioners  
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 303-858-8092

  
 \_\_\_\_\_  
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