

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>TAI DAN HSU</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Bridge &amp; Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 757-1799 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39649</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 202485**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$213,900.00
Improvements	<u>\$855,600.00</u>
Total	\$1,069,500.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 27<sup>th</sup> day of September, 2002.

This decision was put on the record

September 26, 2002

**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

*Penny S. Bunnell*  
Penny S. Bunnell

Docket No: 39649



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 39649  
County Schedule Numbers: 202485

---

STIPULATION (As To Tax Year 2001 Actual Value)

---

Tai Dan Hsu  
Petitioner,

vs.

Jefferson County Board of Equalization,  
Respondent.

---

RECEIVED  
02 SEP 24 PM 12:57  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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 improved property subject to this Stipulation is described as follows:  
Office land and improvements at 605 Parfet Street, Lakewood, Colorado.
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001 :

Land	\$ 260,100
Improvement	<u>\$1,040,300</u>
Total	\$1,300,400

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


Land	\$ 260,100
Improvement	<u>\$1,040,300</u>
Total	\$1,300,400

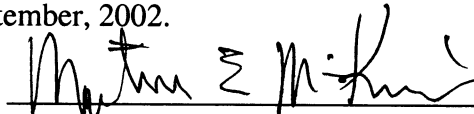
5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$ 213,900
Improvement	<u>\$ 855,600</u>
Total	\$1,069,500

6. The valuation, as established above, shall be binding only with respect to tax year 2001.
7. Brief narrative as to why the reduction was made:  
The calculation of the Assessor's value by the income approach was adjusted for excess vacancy during the valuation period.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 8, 2002 at 8:30 A.M. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 20th day of September, 2002.

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

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

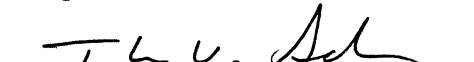
Address:

Bridges & Assoc  
830 Allison #12  
Golden CO 80401  
Telephone: 303-237-6997

Address:

100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: \_\_\_\_\_

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

Address:

100 Jefferson County Parkway  
Golden, Colorado 80419-2500

Docket Number 39649  
Schedule Numbers 202485

Telephone: 303-271-8658