

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MUM HEE KHANG & YOUNG JA KAHNG,</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: Mum Hee Kahng and Young Ja Kahng Address: 4117 South Crystal Unit A Aurora, Colorado 80014 Phone Number: 720-560-2088 Attorney Reg. No.:</p>	<p>Docket Number: 41058</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.: 050259

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	\$ 208,100.00
Improvements	<u>832,400.00</u>
Total	\$1,040,500.00

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 25th day of March, 2003.

This decision was put on the record

March 24, 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

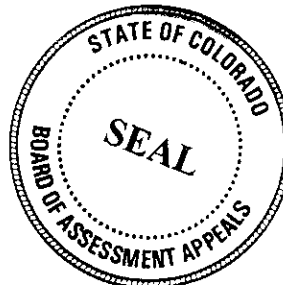
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41058
County Schedule Number: 050259

STIPULATION (As To Tax Years 2002 Actual Value)

Mun Hee Kahng and Young Ja Kahng
Petitioners,

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:
9025 West Colfax Avenue, Lakewood, CO 80215
2. The subject property is classified as commercial/mixed use property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002 :

	Actual Value	Assessed Value
Land	\$ 223,300	\$ 64,760
Improvement	\$ 893,000	\$ 258,970
Total	\$1,116,300	\$ 323,730

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

	Actual Value	Assessed Value
Land	\$ 223,300	\$ 64,760
Improvement	\$ 893,000	\$ 258,970
Total	\$1,116,300	\$ 323,730

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2002 actual value for the subject property:

	Actual Value	Assessed Value
Land	\$ 208,100	\$ 31,440
Improvement	\$ 832,400	\$125,730
Total	\$1,040,500	\$157,170

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

7. Brief narrative as to why the reduction was made:
Documentation of long term rentals resulted in reclassification of the tax class from commercial to mixed use.

8. 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 March 2003.

Miriam Kato
Yuan Su Kelly
Petitioner(s) or Attorney

Matthew E. Nichols
County Attorney for Respondent,
Board of Equalization

Address:
TRAILS END MOTEL
9025 W. CULFAX AVE.
LAKENWOOD, CO 80215
Telephone: (303) 233-0060

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____
[Signature]
Jefferson County Assessor

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

Telephone: 303-271-8639

Docket Number - 41058
Schedule Number -050259