

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JINSUNG CORP.,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Dariush Bozorgpour Property Tax Advisors Inc.</p> <p>Address: 3090 /s. Jamaica Court, Suite 204 Aurora, CO 80014</p> <p>Phone Number: 303-368-0500</p>	<p>Docket Number: 41210</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.: 0397409

Category: Refund/Abatement Property Type: Commercial
2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

3. The parties agreed that the 2001 and 2002 actual value of the subject property should be reduced to:

Land	\$689,992.00
Improvements	<u>\$2,310,008.00</u>
Total	\$3,000,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 and 2002 actual value of the subject property, as set forth above.

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

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

This decision was put on the record

January 30, 2004

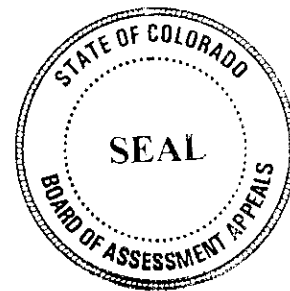
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Mary J. Helfer
Mary J. Helfer

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Debra A Baumbach
Debra A. Baumbach



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

JINSUNG CORP.

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Attorney for Respondent:

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BOARD OF ASSESSMENT APPEALS

Docket Number: **41210**

Schedule No.: **R0397409**

STIPULATION (As to Abatement/Refund for Tax Years 2001 and 2002)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2001 and 2002 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 1 HH Sub 1st Amendment 1.98 AM/L

2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2001 and 2002:

Land	\$ 689,992
Improvements	\$2,982,008
Total	\$3,671,000

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

Land	\$ 689,992
Improvements	\$2,982,008
Total	\$3,672,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2001 and 2002 actual value for the subject property:

Land	\$ 689,992
Improvements	\$2,310,008
Total	\$3,000,000

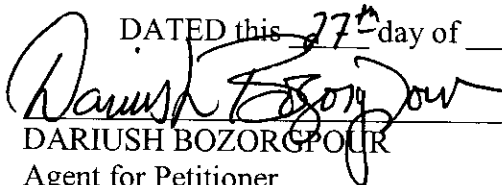
6. The valuations, as established above, shall be binding only with respect to tax years 2001 and 2002.

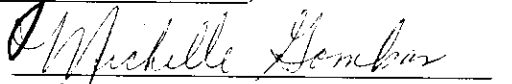
7. Brief narrative as to why the reduction was made:

Further review of market and income data warranted a change in value.

8. Both parties agreed that the hearing scheduled before the Board of Assessment Appeals on December 10, 2003 at 8:30 a.m. be vacated.

DATED this 27th day of January, 2004.


DARIUSH BOZORGPUR
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303-368-0500
Docket Number 41210


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