

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57590
Petitioner: CHANG SHIN-LAN 1/2 INT AND YEELONG GEMMA S L 1/2 INT, v. Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPULATION	

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.: 0171916204004

Category: Abatement Property Type: Commercial Real
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: \$410,000
 (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 Adams County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 8th day of July 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

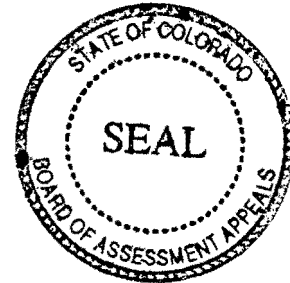
Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	STATE OF COLORADO BD OF ASSESSMENT APPEALS 2011 JUL -6 PM 1:47
Petitioner: CHANG SHIN-LAN 1/2 INT AND YEELOONG GEMMA S L 1/2 INT Respondent: ADAMS COUNTY BOARD OF COMMISSIONERS.	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: 57590 County Schedule Number: R0042967
HAL B. WARREN, #13515 ADAMS COUNTY ATTORNEY Doug Edelstein, #24542 Assistant County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
STIPULATION (As to Abatement/Refund for Tax Year 2009)	

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.

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

1. The property subject to this Stipulation is described as:
 1700 W. 100th Avenue, Thornton, CO
 Parcel: 01719-16-2-04-004
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 2009:

Land	\$ 146,070
Improvements	\$ 314,320
Total	\$ 460,390

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

Land	\$ 146,070
Improvements	\$ 314,320
Total	\$ 460,390

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

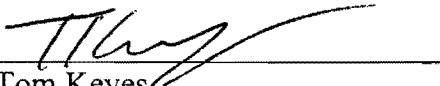
Land	\$ 146,070
Improvements	\$ 263,930
Total	\$ 410,000

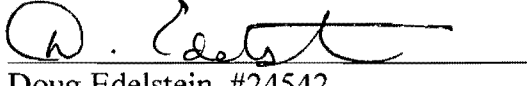
6. The valuation, as established above, shall be binding only with respect to tax year 2009.

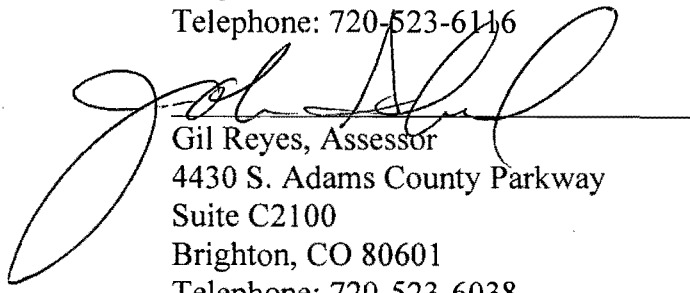
7. Brief narrative as to why the reduction was made: reduction to market value. Actual lease supports a adjustment in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 2, 2011 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 30 day of June, 2011.


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