

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>DAZHONG HAN,</p> <p>v.</p> <p>Respondent:</p> <p>ADAMS COUNTY BOARD OF EQUALIZATION.</p>	<p>Docket No.: 48008</p>
<p>ORDER</p>	

THIS MATTER was heard by the Board of Assessment Appeals on March 13, 2008, Diane M. DeVries and Lyle D. Hansen presiding. Petitioner appeared pro se. Respondent was represented by Heidi Miller, Esq. Petitioner is protesting the 2007 actual value of the subject property.

PROPERTY DESCRIPTION:

Subject property is described as follows:

**1127 West 111th Avenue, Northglenn, CO
Schedule No. R0035309**

The subject property is a single-family residence built in 1997 of stone and frame construction. The residence contains 1,942 square feet of total living area with 742 square feet of unfinished basement, four bedrooms and two bathrooms, an attached garage of 441 square feet, and is situated on an 8,026 square foot lot. The subject is located in the Park Visa Subdivision.

Petitioner presented comparable sales information provided by RE/MAX of listings and sales in the Park Vista Subdivision. Petitioner identified three sales from the list provided, however, no addresses for the three sales were provided. Petitioner testified that based upon these three sales the value placed on his property by Respondent was too high. Petitioner provided no appraisal to support his opinion of market value.

Petitioner is requesting a value of \$245,000.00 for the subject property.

Since Petitioner could not provide specific information as to the addresses of the three comparable sales utilized in his valuation conclusion, the Board places no weight upon his final valuation conclusion.

Respondent presented an indicated value of \$265,072.00 for the subject property based on the market approach.

Respondent presented three comparable sales ranging in sales price from \$291,000.00 to \$301,000.00 and in size from 1,730 to 2,017 square feet. After adjustments were made, the sales ranged from \$280,930.00 to \$293,880.00.

All three comparable sales provided by Respondent were located in the Park Vista Subdivision and all three were located one to two blocks from the subject property. All three comparable sales ranged in year of construction from 1994 to 1997. All three sales were rated comparable to the subject property in construction quality and design. All three sales were adjusted for differences in building square feet, bathrooms, and basement square feet. Sales 1 and 2 were adjusted for differences in basement finish. Sales 2 and 3 were adjusted for differences in bedrooms.

Respondent assigned an actual value of \$265,072.00 to the subject property for tax year 2007.

Respondent presented sufficient probative evidence and testimony to prove that the subject property was correctly valued for tax year 2007.

The Board agrees with Respondent's market approach as an indication of value for the subject property. All three sales were comparable to the subject property and reflective of the market in the Park Vista Subdivision.

ORDER:

The petition is denied.

APPEAL:

If the decision of the Board is against Petitioner, Petitioner may petition the Court of Appeals for judicial review according to the Colorado appellate rules and the provisions of Colorado Revised Statutes ("CRS") section 24-4-106(11) (commenced by the filing of a notice of appeal with the Court of Appeals within forty-five days after the date of the service of the final order entered).

Colo. Rev. Stat. § 39-8-108(2) (2007).

DATED and MAILED this 24th day of March 2008.

BOARD OF ASSESSMENT APPEALS

Diane M. Devries

Diane M. Devries

Lyle D. Hansen

Lyle D. Hansen

This decision was put on the record

MAR 24 2008

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

Heather Heinlein

Heather Heinlein

