

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MSM ENTERPRISES, INC.,</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: Layne F. Mann Address: 7475 West Fifth Ave., Suite 321 Lakewood, CO 80226 Phone Number: (303) 233-8533 E-mail: Attorney Registration No.: 15611</p>	<p>Docket Number: 40028</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.: 148642

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	\$1,110,000.00
Improvements	<u>\$4,440,000.00</u>
Total	\$5,550,000.00

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 Jefferson County Assessor is directed to change his records accordingly.

DATED/MAILED this 28th day of August, 2002.

This decision was put on the record

August 27, 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 Number: 40028



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 40028
County Schedule Number: 148642

STIPULATION (As To Tax Year 2001 Actual Value)

MSM Enterprises Inc.
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

02 AUG 26 PM 3:39

RECEIVED

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 property subject to this Stipulation is described as follows:

Westgate Plaza
3265 S. Wadsworth Blvd.
Lakewood, Colorado 80227

2. The subject property is classified as Commerical property. (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001 :

Land	<u>\$1,323,700</u>
Improvement	<u>\$5,294,700</u>
Total	<u>\$6,618,400</u>

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

Land	<u>\$1,185,700</u>
Improvement	<u>\$4,742,800</u>
Total	<u>\$5,928,500</u>

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	<u>\$1,110,000</u>
Improvement	<u>\$4,440,000</u>
Total	<u>\$5,550,000</u>

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:
After review, additional vacancy was given to the in-line retail space.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 27, 2002 (date) at 8:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this 29th day of August 2002.

Patrick Sullivan
✓ Petitioner(s) or Attorney

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

Address:
98 S. Eldridge Way
Golden Co. 80421

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: (303) 723-2909

Telephone: _____

T. V. Adam
County Assessor

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

Docket Number 40028
Schedule Number 148642

Telephone: 303-271-8653