

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44561</b>
Petitioner: <b>MSM ENTERPRISES INC,</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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 Real**
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:  

**Total Value:            \$5,500,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 6th day of July 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 5, 2005

*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

Keela Steele



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JEFFCO ASSESSOR

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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 44561  
County Schedule Number: 148642

**STIPULATION (As To Tax Year 2004 Actual Value)**

**MSM ENTERPRISES INC.**  
Petitioner,

vs.

**JEFFERSON COUNTY BOARD OF EQUALIZATION**  
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 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:  
3265 South Wadsworth Blvd., Lakewood, CO 80227
2. The subject property is classified as commercial property. (what type).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2004 :

Land	\$1,173,800
Improvement	\$4,695,100
Total	\$5,868,900

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

Land	\$1,173,800
Improvement	\$4,695,100
Total	\$5,868,900

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JEFFCO ASSESSOR

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5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2004 actual value for the subject property:

Land	\$1,100,000
Improvement	\$4,400,000
Total	\$5,500,000

6. The valuation, as established above, shall be binding only with respect to tax year 2004.

7. Brief narrative as to why the reduction was made:  
Consideration given to the actual income and expense information submitted by the Petitioner's agent.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 28, 2005 at 1:00 PM be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 27<sup>th</sup> day of June, 2005.

PC [Signature]  
Petitioner(s) or Attorney

[Signature]  
County Attorney for Respondent,  
Board of Equalization

Address:  
PO Box 17024  
Golden CO 80402

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: 303 271 0138

Telephone: \_\_\_\_\_  
[Signature]  
Jefferson County Assessor

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

Telephone: 303-271-8639

Docket Number 44561  
Schedule Number 148642