

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SAFEWAY 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: Licht & Company 250 Bryant Street Address: Denver, CO 80219-1637 Phone Number: 303-575-9305 Attorney Reg. No.:</p>	<p>Docket Number: 37943</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.: 066739

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

Land	\$ 260,000.00
Improvements	<u>\$1,040,000.00</u>
Total	\$1,300,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

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

DATED/MAILED this 18th day of October, 2002.

This decision was put on the record

October 17, 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

Judy A. Wenable
Judy A. Wenable



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 37943
County Schedule Number: 066739

STIPULATION (As To Tax Year 2000 Actual Value)

Safeway Inc.
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2000 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:
Pep Boys Store
7525 West 44th Ave.
Wheat Ridge, Co. 80033
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 2000 :

Land	<u>\$ 301,900</u>
Improvement	<u>\$1,207,500</u>
Total	<u>\$1,509,400</u>

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

Land	<u>\$ 301,900</u>
Improvement	<u>\$ 1,207,500</u>
Total	<u>\$ 1,509,400</u>

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2000 actual value for the subject property:

Land	<u>\$260,000</u>
Improvement	<u>\$1,040,000</u>
Total	<u>\$1,300,000</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2000.

7. Brief narrative as to why the reduction was made:
After review of subject property's actual income, rental rate was adjusted from \$7/sf. to \$6/sf.
- _____
- _____
- _____

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 11/06/2002 (date) at 1:00 PM. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

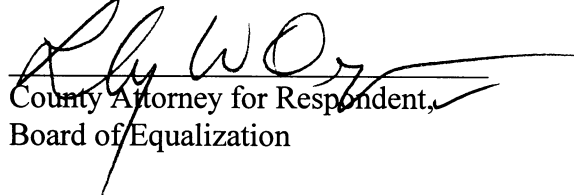
DATED this 9th day of October, 2002.

Licht & Company
Petitioner(s) or Attorney



Address:
250 Bryant St.
Denver, Co. 80219

Telephone: (303) 575-9305



County Attorney for Respondent,
Board of Equalization

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: _____



County Assessor

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

Docket Number 37943
Schedule Number 066739

Telephone: 303-271-8653