

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203		
Petitioner: SAFEWAY STORES 45 INC., v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.		
Attorney or Party Without Attorney for the Petitioner: Name: Dan George 1 st Net Real Estate Services, Inc. Address: 3333 S. Wadsworth Blvd., Ste. 200 Lakewood, CO 80227 Phone Number: 720.962.5750		Docket Number: 43619
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.: R0407088

Category: Valuation Property Type: Commercial
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:

Land:	\$2,485,530.00
Improvements:	<u>\$2,550,573.00</u>
Total:	\$5,036,103.00

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

DATED/MAILED this 1st day of March, 2005.

This decision was put on the record

February 28, 2005

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

Keela K. Steele

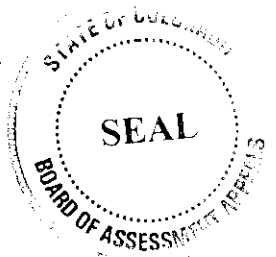
BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

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**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

SAFEWAY STORES 45, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

Kelly Dunnaway
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Atty. Reg. #: 31896

Docket Number: **43619**

Schedule No.: **R0407088**

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STIPULATION (As to Tax Year 2004 Actual Value)

Petitioner 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.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 1, Heritage Hills #1C, 6.340 AM/L

2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2004:

Land	\$2,485,530
Improvements	\$2,814,470
Total	\$5,300,000

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

Land	\$2,485,530
Improvements	\$2,814,470
Total	\$5,300,000

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

Land	\$2,485,530
Improvements	\$2,550,573
Total	\$5,036,103

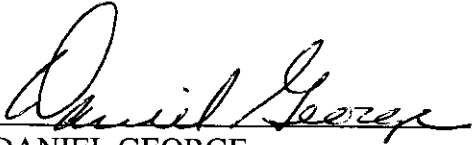
6. The valuations, as established above, shall be binding only with respect to tax year 2004.

7. Brief narrative as to why the reduction was made:

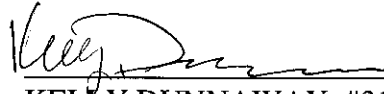
Value adjusted pursuant to Order from the Board of Assessment Appeals reducing 2003 valuation of subject property. Since 2004 was an intervening year with no unusual conditions emerging and the same base period market data was used in determining the value, the value shall remain at the adjusted rate.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 24th day of February, 2005.



DANIEL GEORGE
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