

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44301
Petitioner: ALBERTSON'S, v. Respondent: EL PASO COUNTY BOARD OF EQUALIZATION.	
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.: 62343-05-003+1

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: \$4,524,830

(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 El Paso County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 28th day of October 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 26, 2005

Karen E Hart

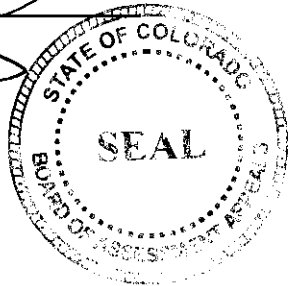
Karen E. Hart

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
Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): **44301**

Multiple County Schedule Numbers: (AS SET FORTH IN THE ATTACHED)

Albertsons, Inc.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2004** valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter it's order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as **Commercial** properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year **2004**.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year **2004** actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year **2004**.

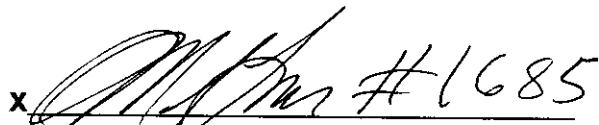
Multiple Schedule No(s)

7. Brief narrative as to why the reductions were made:

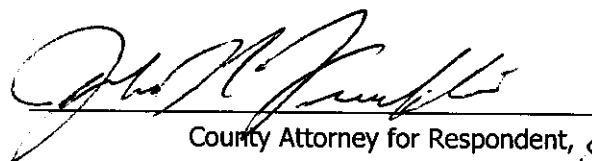
Reduction is based on additional Income and Market data.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **November 14, 2005 at 8:30 A.M.** be vacated; or, (check if appropriate.) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this **21st** day of **October, 2005**.

x  #1685

By: **Ronald S. Loser, Esq.**
Robinson Waters & O'Dorisio
Agent for Petitioner



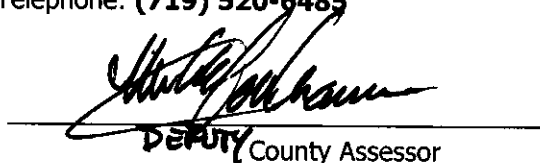
County Attorney for Respondent, § 747
Board of Equalization

Address: **1099 18th Street, Suite 2600**
Denver, CO 80202-1926

Address: **27 East Vermijo**
Colorado Springs, CO 80903

Telephone:

Telephone: **(719) 520-6485**


DEPUTY County Assessor

Address: **27 East Vermijo**
Colorado Springs, CO 80903

Telephone: **(719) 520-6600**

Docket Number: **44301**
StipMlti.mst

Multiple Schedule No(s)

ATTACHMENT A
ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

DOCKET NUMBER(S): 44301

Schedule Number	Land Value	Improvement Value	Total Actual Value
62343-05-003	\$789,307.00	\$3,681,005.00	\$4,470,312.00
62343-05-006	\$326,264.00	\$ 336,906.00	\$ 663,170.00

Stip.AtA
Multiple Schedule No(s)

ATTACHMENT B
ACTUAL VALUES, AS ASSIGNED BY
THE COUNTY BOARD OF EQUALIZATION
AFTER A TIMELY APPEAL

DOCKET NUMBER(S): 44301

Schedule Number	Land Value	Improvement Value	Total Actual Value
62343-05-003	\$789,307.00	\$3,681,005.00	\$4,470,312.00
62343-05-006	\$326,264.00	\$ 336,906.00	\$ 663,170.00

ATTACHMENT C
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

DOCKET NUMBER(S): 44301

Schedule Number	Land Value	Improvement Value	Total Actual Value
62343-05-003	\$855,082.00	\$3,006,578.00	\$3,861,660.00
62343-05-006	\$326,264.00	\$ 336,906.00	\$ 663,170.00

Stip AtC
Multiple Schedule No(s)