

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ALBERTSONS, INC., v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Ronald S. Loser, Esq. Robinson, Waters and O’Dorisio Address: 1099 18 th Street, Suite 2600 Denver, CO 80202-1926 Phone Number: 303.297.2600	Docket Number: 44376
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.: 05251-12-006-000+2

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:

[PLEASE 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 Denver County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 30th day of October, 2004.

This decision was put on the record

October 29, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

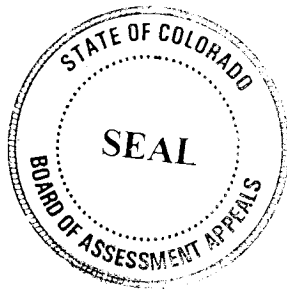
Karen E. Hart

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

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44376 Schedule Numbers: 5251-12-006 5251-02-015 5251-12-016 RECEIVED 04 OCT 23 PM 2:40 BOARD OF ASSESSMENT APPEALS
Petitioner: ALBERTSON'S, INC. v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION	
Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Maria Kayser #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2004 ACTUAL VALUES)	

Petitioner, ALBERTSON'S, INC., and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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

1. The properties subject to this Stipulation are described as:

3909 E. Evans Ave.
Denver, Colorado

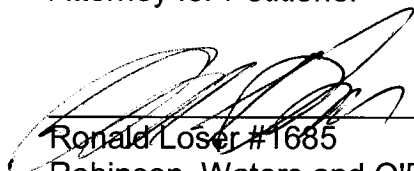
2. The subject properties are classified as commercial properties.

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 Denver County Board of Equalization.
5. After further review and negotiation, the Petitioner 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.
7. Brief narrative as to why the reduction was made:

Revised building allocation.
8. A hearing has not been scheduled before the Board of Assessment Appeals.

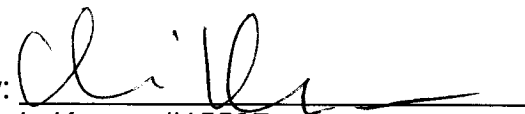
DATED this 27th day of October, 2004.

Attorney for Petitioner



Ronald Loser #1685
Robinson, Waters and O'Dorisio
1099 18th Street
Suite 2600
Denver, CO 80202-1926
(303) 297-2600

Denver County Board of Equalization

By: 

Maria Kayser #15597
Assistant City Attorney
201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180

Docket Number: 44376

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number 44376

Schedule Number	Land Value	Improvement Value	Total Actual Value
5251-12-006	\$ 0	\$1,354,400	\$1,354,400
5251-12-015	\$ 408,000	\$ 0	\$ 408,000
5251-12-016	\$1,855,900	\$ 0	\$1,855,900

ATTACHMENT B

**ACTUAL VALUES, AS ASSIGNED BY THE
DENVER COUNTY BOARD OF EQUALIZATION AFTER A TIMELY APPEAL**

Docket Number 44376

Schedule Number	Land Value	Improvement Value	Total Actual Value
5251-12-006	\$ 0	\$1,354,400	\$1,354,400
5251-12-015	\$ 408,000	\$ 0	\$ 408,000
5251-12-016	\$1,855,900	\$ 0	\$1,855,900

ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number 44376

Schedule Number	Land Value	Improvement Value	Total Actual Value
5251-12-006	\$ 0	\$ 736,100	\$ 736,100
5251-12-015	\$ 408,000	\$ 0	\$ 408,000
5251-12-016	\$1,855,900	\$ 0	\$1,855,900