

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44732
Petitioner: SAFEWAY STORES 46 INC, v. Respondent: ELBERT 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.: 114583V

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2005 actual value of the subject property.

3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$4,200,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 23rd day of August 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 21, 2006

Karen E Hart

Karen E. Hart

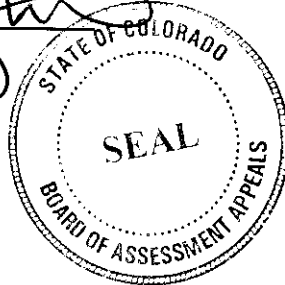
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 44732
Single County Schedule Number: 12114583

STIPULATION (As to Tax Year 2005 Actual Value)

Safeway Stores 46 INC

Petitioner,

vs.

Elbert COUNTY BOARD OF EQUALIZATION,

Respondent.

2006 AUG 21 AM 7:36

STATE OF COLORADO
JUDICIAL DEPARTMENT
CLERK

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 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:

Elizabeth Towne Square No 2
LOT 1

2. The subject property is classified as Commercial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$	<u>411640</u>	.00
Improvements	\$	<u>4174070</u>	.00
Total	\$	<u>4585710</u>	.00

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

Land	\$	<u>411640</u>	.00
Improvements	\$	<u>4174070</u>	.00
Total	\$	<u>4585710</u>	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$	<u>411640</u>	.00
Improvements	\$	<u>3788360</u>	.00
Total	\$	<u>4200000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2005.

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

Based on sales data from Douglas County
and further documentation from petitioner
we agreed on the above value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 9/5/06 (date) at _____ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 16th day of August, 2006.

Don George
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

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