

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48351
Petitioner: SAFEWAY STORES 46 INC, v. Respondent: LARIMER 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.: R1530658

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$4,500,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 22nd day of April 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 18, 2008

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

Toni Rigirozzi

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 48351
County Schedule Number R1530658

STIPULATION (As To Tax Year 2007 Actual Value)

SAFEWAY STORES 46, INC
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

STATE OF COLORADO
OFFICE OF THE CLERK
2008 APR 23 PM 12:40

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2007 valuation of the subject property, 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 property subject to this Stipulation is described as:
an Average Plus, Class C, Supermarket constructed in 1997. It is located at 1426 E. Harmony Rd in Fort Collins, Colorado or otherwise described as:

LOT 1, HARMONY SAFEWAY MARKETPLACE PUD, FTC

2. The subject property is classified a COMMERCIAL property.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$	1,889,100
Improvement	\$	<u>2,910,900</u>
Total	\$	4,800,000

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

Land	\$	1,889,100
Improvement	\$	<u>2,910,900</u>
Total	\$	4,800,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2007 actual value for the subject property.

Land	\$	1,889,100
Improvement	\$	<u>2,610,900</u>
Total	\$	4,500,000

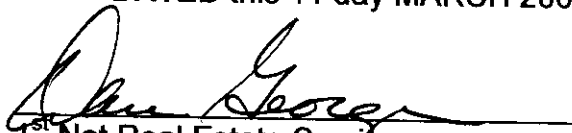
6. The valuations, as established above, shall be binding only with respect to tax year 2007.

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

Further review of the market and income approaches warrant a value reduction for the subject property for tax year 2007.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 30, 2008 at 10:30AM, be vacated.

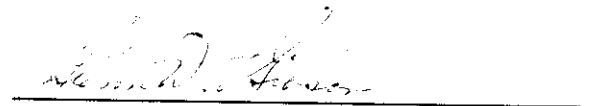
DATED this 11 day MARCH 2008


1st Net Real Estate Services

Petitioner(s) Representative

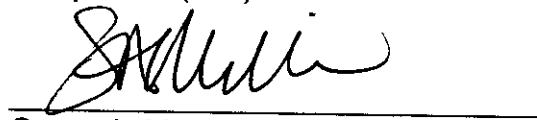
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Glenn W. Gibson, CHAIR OF THE
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