

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51673
Petitioner: SAFeway STORES 46, INC, v. Respondent: GARFIELD 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.: R007042

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$3,690,280
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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



DATED AND MAILED this 13th day of November 2009.

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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 51673

Single County Schedule Number: R007042

STIPULATION (As to Tax Year 2009 Actual Value)

SAFeway STORES 46, INC.

Petitioner,

vs.

Garfield COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 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:
Safeway Store Building located at 2001 Grand Avenue, Glenwood Springs, CO
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 2009:

Land	\$	1,413,430.00
Improvements	\$	2,513,130.00
Total	\$	<u>3,926,560.00</u>
4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$	1,413,430.00
Improvements	\$	2,513,130.00
Total	\$	<u>3,926,560.00</u>

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OFFICE OF ASSESSMENT APPEALS

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$	<u>1,413,430.00</u>
Improvements	\$	<u>2,276,850.00</u>
Total	\$	<u>3,690,280.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2009.

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

Potential income information provided by agent supports a possible lower value. Replacement cost supports a reduction in value

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

DATED this 2 day of November, 2009.

Don George
Petitioner(s) or Agent or Attorney

Don Edwards #6672
County Attorney for Respondent,
Board of Equalization

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John Norman
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COUNTY BOARD OF ASSESSMENT APPEALS