

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51675
Petitioner: SAFEWAY STORES 46, INC, v. Respondent: TELLER 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.: R000871

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: \$700,000

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

DATED AND MAILED this 17th day of May 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

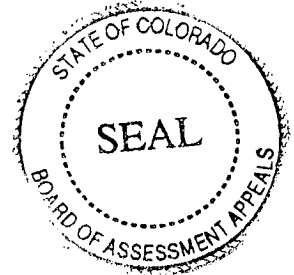
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

RECEIVED
APR 29 2010
Teller County Assessor

20 MAY 14 PM 1:05
Docket Number: 51675
Single County Schedule Number: R0000871

STIPULATION (As to Tax Year 2009 Actual Value)

RECEIVED
MAY 05 2010
Teller County Assessor

SAFeway STORES 46, INC.

Petitioner,

vs.

TELLER 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:
WOODLAND PARK PLAZA LOT 6, WOODLAND PARK, 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	\$	<u>262,078.00</u>
Improvements	\$	<u>504,871.00</u>
Total	\$	<u>766,949.00</u>

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

Land	\$	<u>262,078.00</u>
Improvements	\$	<u>504,871.00</u>
Total	\$	<u>766,949.00</u>

RECEIVED
APR 29 2010
Teller County Assessor

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>262,078.00</u>
Improvements	\$	<u>437,922.00</u>
Total	\$	<u>700,000.00</u>

RECEIVED
MAY 05 2010
Teller County Assessor

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:
After reviewing the Cost, Market and Income approaches, the cost approach was deemed the most reliable indicating a lower cost per square foot

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on MAY 13, 2010 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 26TH day of APRIL, 2010

Don George
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

Address: 1ST West Real Estate Serv. Inc
3333 S. Wadsworth Blvd Ste 200
Lakewood Co 80227
Telephone: 303-962-5750

Address:
PO Box 959
CRIPPLE CREEK, CO 80815
Telephone: 719 689-2988

Tom King
County Assessor

Address:
P. O. BOX 1008
101 W. BENNETT AVE.
CRIPPLE CREEK, CO 80815
Telephone: 719 689-2941

Docket Number 51675