

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 24th day of October 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

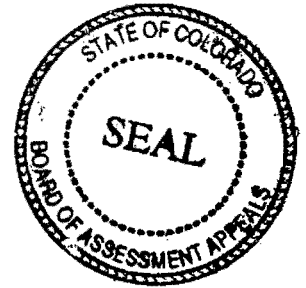
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 57752**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2011 OCT 19 AM 11:34

STIPULATION (As To Tax Year 2011 Actual Value)

SAFEWAY STORES 45, INC.,

Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation. A conference call with Petitioner and Respondent has resulted in the following agreement:

Subject property is classified as Commercial Real property and described as follows: 6775 West 120th Avenue, Broomfield, Colorado; a/k/a; Safeway Marketplace Filing 2 Replat Lot 2, County Schedule Number R1112237.

A brief narrative as to why the reduction was made: Income calculation lower based on cap rate adjustment.

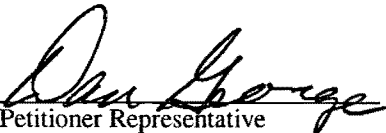
The Parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

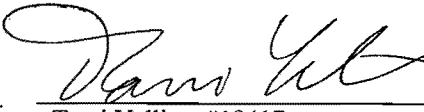
ORIGINAL VALUE		NEW VALUE (TY 2011)	
Land	\$ 1,434,160	Land	\$ 1,434,160
Improvements	\$ 2,760,650	Improvements	\$ 2,615,840
Total	\$ 4,194,810	Total	\$ 4,050,000


The valuation, as established above, shall be binding only with respect to tax year 2011.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for November 16, 2011, at 8:30 a.m. be vacated.

DATED this 18th day of October 2011.


Petitioner Representative
Dan George
1st Net Real Estate Services Inc.
3333 S. Wadsworth Blvd.,
Suite 200
Lakewood, CO 80227
720-962-5750


Tami Yellico, #19417
Attorney for Respondent
Broomfield Board of Equalization
One DesCombes Drive
Broomfield, CO 80020
303-464-5806


John Storb
Broomfield County Assessor
One DesCombes Drive
Broomfield, CO 80020
303-464-5813

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2011 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 17th day of October, 2011, addressed to the following:

Board of Assessment Appeals
Room 315
1313 Sherman Street
Denver, CO 80203
Fax: 303-866-4485



Diane Eismann

Schedule No. R1112237
BAA Docket No. 57752
Petitioner: Safeway Stores 45, Inc.