

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58233
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.: R1152475

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$3,350,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 4th day of January 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

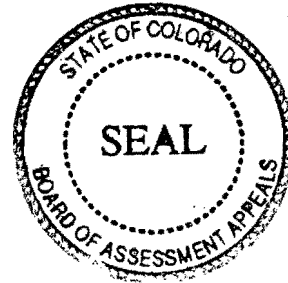
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO
STATE OF COLORADO BOARD OF ACCESSIBILITY APPEALS

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Docket Number(s): 58233
County Schedule Number : R1152475

STIPULATION (As To Tax Year 2011 Actual Value)

SAFEWAY STORES 46, INC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2011 tax year valuation of the subject property. Petitioner(s) and Respondent 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: The Safeway supermarket located at 2321 W Eisenhower Blvd in Loveland Colorado. The legal is: Lot 1 Montview Sub, Loveland.
2. The subject property is classified as Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	\$977,900
Improvements	\$	<u>\$2,522,100</u>
Total	\$	\$3,500,000

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

Land	\$	\$977,900
Improvements	\$	<u>\$2,522,100</u>
Total	\$	\$3,500,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2011.

Land	\$	\$977,900
Improvements	\$	<u>\$2,372,100</u>
Total	\$	\$3,350,000

6. The valuations, as established above, shall be binding only with respect to tax year 2011.
7. Brief narrative as to why the reduction was made: After review of the cost, market and income approaches to value, it was determined that a total value of \$3,500,000 needed to be adjusted to \$3,350,000.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 12/07/2011 be vacated.

DATED this 7th day of December 2011



DAN GEORGE, AGENT

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