BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62205		
Petitioner: SAFEWAY STORES 45, INC,			
V.			
Respondent: ADAMS 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.: R0144829

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2013 actual value of the subject property.
- 3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$3,715,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 23rd day of December 2013.

BOARD OF ASSESSMENT APPEALS

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Debra A. Baumbach



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

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	STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS,	BO OF ASSESSMENT APPEALS
State of Colorado	2013 DEC 17 AM 9: 15
1313 Sherman Street, Room 315 Denver, CO 80203	
Petitioner: SAFEWAY STORES 45, INC	
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	▲ COURT USE ONLY ▲ Docket Number: 62205
Nathan J. Lucero, #33908	County Schedule Number:
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Brighton, CO 80601	
Telephone: 720-523-6116	
Fax: 720-523-6114	

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:

- The property subject to this Stipulation is described as: 771 E. Thornton Parkway, Thornton, CO Parcel: 0171914318006
- 2. The subject property is classified as commercial property.
- 3. The County Assessor originally assigned the following actual value to the subject property for tax year 2013:

Land	\$ 1,244,252
Improvements	\$ 2,855,748
Total	\$ 4,100,000

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

Land	\$ 1,244,252
Improvements	\$ 2,855,748
Total	\$ 4,100,000

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2013 for the subject property:

Land	\$ 1,244,252
Improvements	\$ 2,470,748
Total	\$ 3,715,000

6. The valuation, as established above, shall be binding only with respect to tax year 2013.

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

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 13, 2014 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this <u>15</u> day of December, 2013.

Dan George 1st Net Real Estate Services, Inc. 3333 S. Wadsworth Blvd., Suite 200 Lakewood, CO 80227

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Gil Reyes, Assessor

4430 S. Adams County Parkway Suite C2100 Brighton, CO 80601 Telephone: 720-523-6038

Docket Number: 62205

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