BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

SAFEWAY INC.,

V.

Respondent:

EL PASO COUNTY BOARD OF COMMISSIONERS.

ORDER ON STIPULATION

Docket Number: 64161

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.: 73453

Category: Abatement Property Type: Commercial Personal

- 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:

\$1,185

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

DATED AND MAILED this 3rd day of September 2014.

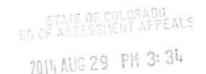
BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Cara McKeller

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2011 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its orderbased on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

- 1. The property subject to this Stipulation is described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
- 2. The subject property is classified as Business Personal property.
- 3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2011.
- 4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.
- 5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2011 actual values of the subject properties, as shown on Attachment C.
- 6. The valuation, as established on attachment C, shall be binding only with respect to tax year 2011.
- 7. Brief narrative as to why the reduction was made: After review, our office came to the conclusion that our office could not support the Economic Obsolescence argument that Safeway requested; however, there was consideration given to Functional Obsolescence (An element of accrued depreciation resulting from deficiencies or superadequacies in the equipment). A majority of the stores here in El Paso County areopen 18-24 hours, and also for marketing purposes Safeway rearranges their stores semi-annually in most, which means that most of the PP is broken down and reassembled, which means personal property reaches its fully depreciated life before the 9+1 years. We considered this argument just for the grocery stores, not the fuel centers, and found that this led to a reduction in value between 20-30% depending on the store, which was much lower than their requested 50-70% reduction.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on

October 20- October 31, 2014

DATED this August 11 day of 2014

Petitioner(s)

By: Safeway Inc

County Attorney for Respondent, Board of Commissioners

Address: C/O Assessment Technologies, LTD.

- Cheri M. Gilbert James Hausman

121 Interpark Blvd, Ste 308 San Antonio, TX 78216 Address: 200 S. Cascade Ave. Ste 150 Colorado Springs, CO 80903

Telephone: (719) 520-6485

Telephone: 210-270-1460

County Assessor Departy ASSESSOR

Address: 1675 W. Garden of Gods Rd. Ste 2300

Colorado Springs, CO 80907

Telephone: (719) 520-6610

Docket Number: 64154-64170

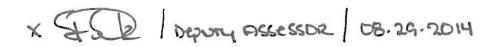
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ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number: 64154-64170

Schedule #	DOCKET #	Total Actual Value	
30,882	64154	\$1,446,002	
32,204	64155	\$1,261,270	
40,793	64156	\$1,190,580	
40,825	104157	\$1,032,236	
61,315	७५१५६	\$1,208,195	
66,043	64159	\$1,115,289	
68,637	64170	\$605,119	
72,408	64160	\$1,278,747	
699,905	64166	\$1,602,576	
699,920	641167	\$400,456	
699,925	64169	\$1,070,027	
699,940	64168	\$1,285,202	
109,864	641165	\$77,866	
107,416	64164	\$74,708	
107,419	64163	\$231,113	
81,446	64162	\$203,918	
73,453	64161	\$1,185	



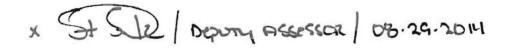
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ATTACHMENT B

ACTUAL VALUES, AS ASSIGNED BY THE COUNTY BOARD OF COMMISSIONERS AFTER A TIMELY APPEAL

Docket Number: 64154-64170

Schedule #	DOULET *	Total Actual Value	
30,882	GUISU	\$1,446,002	 -
32,204	64155	\$1,261,270	
40,793	64156	\$1,190,580	
40,825	(क्पाइ)	\$1,032,236	
61,315	CHISE	\$1,208,195	
66,043	641159	\$1,115,269	
68,637	64170	\$605,119	
72,408	CHILD	\$1,278,747	
699,905	W1166	\$1,602,576	
699,920	64167	\$400,456	
699,925	Willeg	\$1,070,027	
699,940	64168	\$1,285,202	
109,864	64165	\$77,866	
107,416	CHILLY	\$74,708	
107,419	64163	\$231,113	
81,446	64162	\$203,918	
73,453	64161	\$1,185	



ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number: 64154-64170

Schedule#	Doura#	Total Actual Value	
30,882	७५१इप	\$1,012,201	
32,204	64155	\$882,889	
40,793	64156	\$833,406	
40,825	64157	\$722,565	
61,315	64138	\$845,737	
66,043	64159	\$780,688	
68,637	64170	\$423,583	
72,408	64160	\$895,123	
699,905	641100	\$1,121,803	
699,920	WIII	\$280,319	
699,925	64169	\$749,019	
699,940	(pc/168	\$899,641	
109,884	LOUILOS	\$77,866	
107,416	64164	\$74,708	
107,419	64163	\$231,113	
81,446	bylive	\$203,918	
73,453	GYIVI	\$1,185	

