

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64182
Petitioner: SAFeway INC., v. Respondent: EL PASO COUNTY BOARD OF COMMISSIONERS.	
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.: 40825

Category: Abatement Property Type: Commercial Personal
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$664,316

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

ORDER:

Respondent is ordered to reduce the 2012 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

Diane M. DeVries

Debra A. Baumbach

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

Cara McKeller



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 64171-64187
Single County Schedule Number: See Attachments to this Stipulation

STIPULATION (As to Abatement/Refund For Tax Year 2012)

Safeway Inc

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF COMMISSIONERS,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2012 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

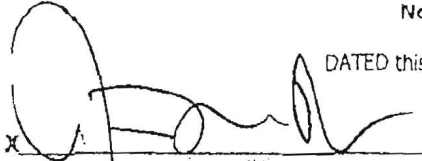
Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as 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 2012.
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 2012 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 2012.
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 are open 18-24 hours, and also for marketing purposes Safeway rearranges their stores semiannually 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.

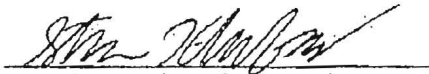
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on

Not Available

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.~~
~~Chen 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

Deputy Assessor

Address: 1675 W. Garden of Gods Rd. Ste 2300
Colorado Springs, CO 80907

Telephone: (719) 520-6610

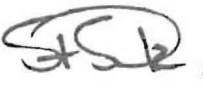
Docket Number: 64154-64170
StipMlti.Aba

ATTACHMENT A

ACTUAL VALUES, AS ASSIGNED BY THE ASSESSOR

Docket Number: 64171-64187

Schedule #	DOCKET #	Total Actual Value
30,882	64187	\$1,284,337
32,204	64186	\$1,132,179
40,793	64185	\$1,124,405
40,825	64182	\$953,308
61,315	64184	\$1,100,374
66,043	64181	\$1,044,219
68,637	64183	\$642,480
72,408	64180	\$1,213,305
699,905	64174	\$1,432,402
699,920	64171	\$376,125
699,925	64173	\$974,222
699,940	64172	\$1,147,732
109,864	64175	\$73,164
107,416	64177	\$71,531
107,419	64176	\$195,614
81,446	64178	\$167,825
73,453	64179	\$1,053

x  / DEPUTY ASSESSOR | 08-24-2014

ATTACHMENT B

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

Docket Number: 64171-64187

Schedule #	DOCKET #	Total Actual Value
30,882	64187	\$1,284,337
32,204	64186	\$1,132,179
40,793	64185	\$1,124,405
40,825	64182	\$953,308
61,315	64184	\$1,100,374
66,043	64181	\$1,044,219
68,637	64183	\$642,480
72,408	64180	\$1,213,305
699,905	64174	\$1,432,402
699,920	64171	\$376,125
699,925	64173	\$974,222
699,940	64172	\$1,147,732
109,864	64175	\$73,164
107,416	64177	\$71,531
107,419	64176	\$195,614
81,446	64178	\$167,825
73,453	64179	\$1,063


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ATTACHMENT C

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

Docket Number: 64171-64187

Schedule #	DOCKET #	Total Actual Value
30,882	64187	\$899,036
32,204	64186	\$792,525
40,793	64185	\$787,084
40,825	64182	\$667,316
61,315	64184	\$770,262
66,043	64181	\$730,953
68,637	64183	\$449,738
72,408	64180	\$849,314
699,905	64174	\$1,002,681
699,920	64171	\$263,288
699,925	64173	\$681,955
699,940	64172	\$803,412
109,864	64175	\$73,164
107,416	64177	\$71,531
107,419	64176	\$195,614
81,446	64178	\$167,825
73,453	64179	\$1,053

x  | DEPUTY ASSESSOR | 08-29-2014