

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket Number: 43974

Petitioner:

**KING SOOPERS, INC.,**

v.

Respondent:

**ADAMS COUNTY BOARD OF EQUALIZATION.**

**AMENDMENT TO ORDER**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its March 29, 2006 Order in the above-captioned appeal to reflect that the **correct county schedule number of the subject property is 0171914201015.**

In all other respects, the March 29, 2006 Order shall remain in full force and effect.

**DATED/MAILED** this 6<sup>th</sup> day of April, 2006.

This amendment was put on the record

April 5, 2006

**BOARD OF ASSESSMENT APPEALS**

*Karen E. Hart*

Karen E. Hart

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

*Keela K. Steele*  
Keela K. Steele

*Debra A. Baumbach*

Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43974</b>
Petitioner: <b>KING SOOPERS INC,</b>  v. Respondent: <b>ADAMS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 01719142010015**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

**Total Value:            \$2,369,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 31st day of March 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 29, 2006

Karen E Hart

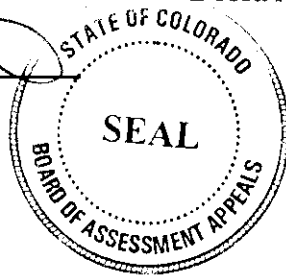
Karen E. Hart

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

Keela Steele



<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr/> Docket Number: 43974 County Account Number: R0040831
<b>Petitioner:</b> KING SOOPERS, INC.,  <b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Deputy County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
<b>STIPULATION (As to Tax Year 2004 Actual Value)</b>	

STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
 2006 MAR 29 PM 1:24

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2004 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:  
     750 E. 104<sup>th</sup> Avenue, Thornton, Adams County, Colorado
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 2004:

Land	\$ 802,692
Improvements	\$ 3,316,388
Total	\$ 4,119,080

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

Land	\$ 802,692
Improvements	\$ 3,316,388
Total	\$ 4,119,080

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2004 for the subject property:

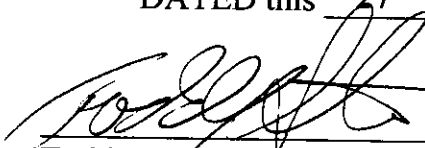
Land	\$ 802,692
Improvements	\$ 1,566,308
Total	\$ 2,369,000

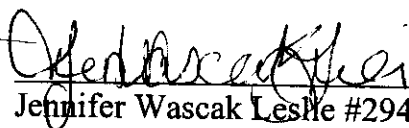
6. The valuation, as established above, shall be binding only with respect to tax year 2004.

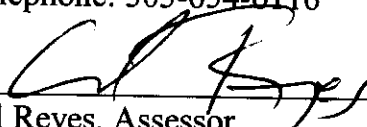
7. Brief narrative as to why the reduction was made: The petitioner submitted the lease agreement between Lakeside Park Co. and Dillon Co., Inc. After reviewing the lease, a reduction in value for 2004 is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 22, 2006, at 1:00p.m. be vacated.

DATED this 27 day of March, 2006.

  
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