

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44100
Petitioner: KING SOOPERS/ NORMAN GOLDBERG, 30%, ET AL, v. Respondent: ARAPAHOE 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.: 2075-30-1-01-001

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: \$2,670,540

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

DATED AND MAILED this 1st day of August 2006.

BOARD OF ASSESSMENT APPEALS

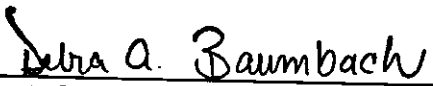
This decision was put on record

July 31, 2006

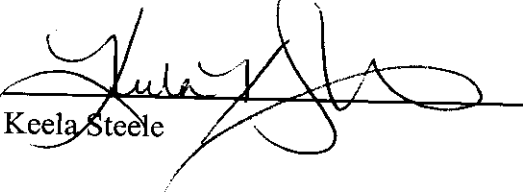


Karen E. Hart

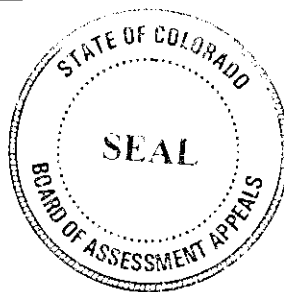
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 44100**

STIPULATION (As To Tax Year 2004 Actual Value)

KING SOOPERS/NORMAN GOLDBERG, 30% ET AL,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a 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. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as multi-use and described as follows: 5050 E. Arapahoe Rd; County Schedule Number 2075-30-1-01-001; RA 351-036.

A brief narrative as to why the reduction was made: Analyzed cost, market & income information

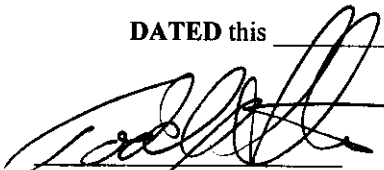
The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
Land	\$ 840,971	Land	\$ 840,971
Improvements	\$ 2,759,029	Improvements	\$ 1,829,569
Personal	\$ _____	Personal	\$ _____
Total	\$ 3,600,000	Total	\$ 2,670,540

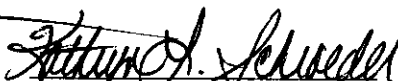
The valuation, as established above, shall be binding only with respect to the tax year 2004.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this _____ day of _____ 2006.



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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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