

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44525
Petitioner: SAFEWAY STORES 45 INC, v. Respondent: BOULDER 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.: R0144344

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: \$4,605,900
 (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 Boulder County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 25th day of July 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 22, 2005

Karen E Hart

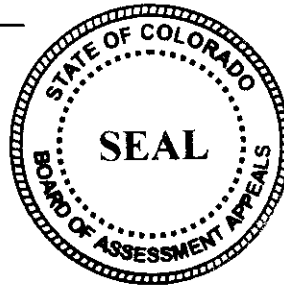
Karen E. Hart

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s): 44525

~~County Account Numbers: R0144344~~

~~STIPULATION (As To Tax Year 2004 Actual Value)~~

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Petitioner(s), SAFEWAY STORES 45 INC.

vs.

BOULDER COUNTY BOARD OF EQUALIZATION,

Respondent

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 follows: 1630 Pace Street, Longmont, CO.
2. The subject property is classified as commercial.
3. The County Assessor assigned the following actual value to the subject property for tax year 2004:

Land	\$ 1,288,200
Improvements	\$ 3,767,000
Total	\$ 5,055,200

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

Land	\$1,288,200
Improvements	\$ 3,767,000
Total	\$ 5,055,200

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

Land	\$1,288,200
Improvements	\$ 3,317,700
Total	\$ 4,605,900

Pctitioner's Initials

DS

Date

7-19-05

Docket Number: 44525

County Schedule Numbers: R0144344

STIPULATION (As To Tax Year 2004 Actual Value)

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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: adjustment necessary to reflect value based on the Income Approach. Current value is out of line with other grocery stores in Longmont.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on N/A at be vacated.
9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 19th day of July, 2005.

[Signature]
Petitioner(s) or Attorney

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CINDY DOMENICO
Boulder County Assessor

By: [Signature]
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