

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44752
Petitioner: SAFEWAY STORES 46 INC, v. Respondent: EL PASO 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.: 43063-01-007

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$850,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 5th day of October 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 4, 2006

Karen E Hart

Karen E. Hart

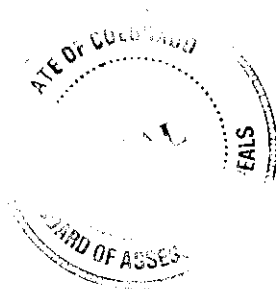
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: **44752**
Single County Schedule Number: **43063-01-007**

STIPULATION (As to Tax Year **2005** Actual Value)

Safeway Stores 46, Inc.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year **2005** 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:

LOT 6 WOODEN HILLS FIL NO 7

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 **2005**:

Land:	\$ 776,237.00
Improvements:	\$ 258,922.00
Total:	\$1,035,159.00

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

Land:	\$ 776,237.00
Improvements:	\$ 258,922.00
Total:	\$1,035,159.00

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year **2005** actual value for the subject property:

Land:	\$776,237.00
Improvements:	\$ 73,763.00
Total:	\$850,000.00

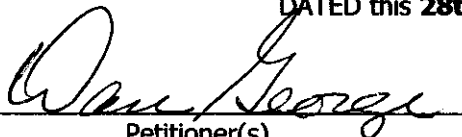
6. The valuation, as established above, shall be binding only with respect to tax year **2005**.

7. Brief narrative as to why the reduction was made:

Market approach analysis of convenience markets resulted in a lower value to subject.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on **October 24, 2006 at 1:00 PM** be vacated; or, ___ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

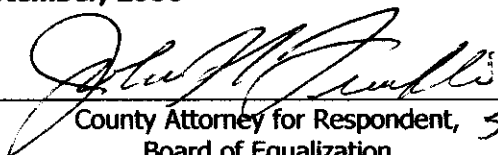
DATED this **28th** day of **September, 2006**

x 
Petitioner(s)

By: **1st Net Real Estate Services**
Dan George
Agent for Petitioner

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Board of Equalization

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Telephone: **(719) 520-6485**


County Assessor

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Colorado Springs, CO 80903

Telephone: **(719) 520-6605**

Docket Number: **44752**
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