

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46439
Petitioner: SAFEWAY STORES 46 INC, v. Respondent: ELBERT 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.: 114583

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

Total Value: \$3,800,000

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

ORDER:

Respondent is ordered to reduce the 03-04 actual value of the subject property, as set forth above.

The Elbert County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 23rd day of August 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 22, 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

[Signature]
Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 46439
Single County Schedule Number: R 114583

STIPULATION (As to Abatement/Refund for Tax Year 2003/2004)

Safeway Stores 46 INC

Petitioner,

vs.

Elbert COUNTY BOARD OF COMMISSIONERS,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2006 AUG 21 AM 7:36

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003-4 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:

Elizabeth Towne Square NO 2
Lot 1

2. The subject property is classified as Commercial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003-4:

Land	\$	<u>285410</u>	.00
Improvements	\$	<u>4166240</u>	.00
Total	\$	<u>4451650</u>	.00

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

Land	\$	<u>285410</u>	.00
Improvements	\$	<u>4166240</u>	.00
Total	\$	<u>4451650</u>	.00

5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2003-4 actual value for the subject property:

Land	\$ <u>285410</u> .00
Improvements	\$ <u>3514590</u> .00
Total	\$ <u>3800000</u> .00

6. The valuation, as established above, shall be binding only with respect to tax year 2003-4.

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

Based on sales data from Douglas County
and further documentation from petitioner,
we agreed to the above value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 9/5/06 (date) at _____ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 16th day of August, 2006.

Dan George
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Commissioners

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County Assessor

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