

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47927</b>
Petitioner: <b>SAFEWAY STORES 46 INC,</b>  v. Respondent: <b>MONTROSE 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.: R0650918**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  

**Total Value:            \$4,000,000**

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

**ORDER:**

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 25th day of March 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 21, 2008

*Karen E Hart*

Karen E. Hart

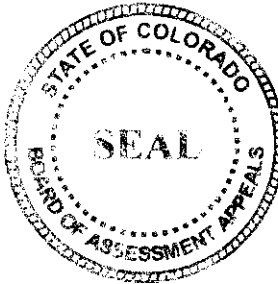
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A Baumbach*

Debra A. Baumbach

*Toni Rigiroszi*

Toni Rigiroszi



Rx Date/Time MAR-18-2008(TUE) 13:43  
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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 47927  
Single County Schedule Number: R0650918

STIPULATION (As to Abatement/Refund for Tax Year 2007)

SAFeway STORES 46 INC

Petitioner,

vs.

MONTROSE COUNTY BOARD OF COMMISSIONERS.

Respondent.

2008 MAR 21 PM 1:16  
OFFICE OF COUNTY CLERK  
MONTROSE, COLORADO

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2007/2008 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:  
1329 SOUTH TOWNSEND AVE, MONTROSE, CO 81401

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 2007/2008 :

Land	\$	<u>927,780.00</u>
Improvements	\$	<u>3,107,100.00</u>
Total	\$	<u>4,034,880.00</u>

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

Land	\$	<u>927,780.00</u>
Improvements	\$	<u>3,107,100.00</u>
Total	\$	<u>4,034,880.00</u>

Rx Date/Time MAR-18-2008(TUE) 13:43  
03/18/2008 14:10 9702524559

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MONTROSE COUNTY ASSR

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5. After further review and negotiation, Petitioner(s) and County Board of Commissioners agree to the following tax year 2007/2008 actual value for the subject property:

Land	\$	<u>927,780</u>	.00
Improvements	\$	<u>3,072,220</u>	.00
Total	\$	<u>4,000,000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2007/2008.

7. Brief narrative as to why the reduction was made:  
Further review of income approach.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 5/1/08 (date) at 8:30AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of March, 2008.

*Don George*  
Petitioner(s) or Agent or Attorney

*Robert J. Kelly*  
County Attorney for Respondent,  
Board of Commissioners

Address:  
1st Net Real Estate Serv. Inc.  
3333 S. Wadsworth Blvd  
Suite 200  
Lakewood Co 80227  
Telephone: 720-962-5750

Address:  
Montrose County Attorney  
161 South Townsend Ave  
Montrose CO, 81401

Telephone: 970-249-9424

*[Signature]*  
County Assessor

Address:  
Montrose County Assessor  
P.O. Box 1186  
Montrose CO, 81402  
Telephone: 970-249-3753

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