

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48350
Petitioner: DOMINICKS FINER FOODS, INC., v. Respondent: LARIMER 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.: R1617732
 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: \$3,959,000
 (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 Larimer County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 22nd day of April 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 18, 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 Rigirozzi
Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 48350
County Schedule Number : R1617732/PARCEL #97214-40-001

STIPULATION (As To Tax Year 2007 Actual Value)-

Petitioner(s) DOMINICKS FINER FOODS, INC

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2008 APR 28 PM 12:40

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2007 tax year valuation of the subject property. Petitioner(s) and Respondent jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as: A supermarket and drive thru bank building containing a total of 54,999 square feet sitting on 228,305 square feet or 5.24 acres of land.
2. The subject property is classified as a Commercial Property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$ 913,200
Improvements	\$ 3,926,600
Total	\$ <u>4,839,800</u>

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

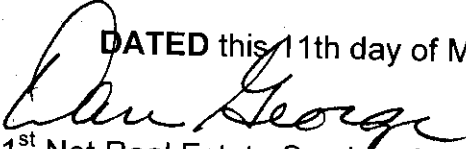
Land	\$ 913,200
Improvements	\$ 3,926,600
Total	\$ <u>4,839,800</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2007.

Land	\$ 913,200
Improvements	\$ 3,045,800
Total	\$ 3,959,000

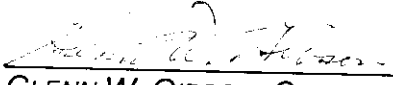
6. The valuations, as established above, shall be binding only with respect to tax year 2007.
7. Brief narrative as to why the reduction was made: After further review, looking at the market and income as well as an equitability study along the Front Range for all Safeway values built at around the same time, \$72/square foot was a more fair and equitable value.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 30th, 2008 be vacated.

DATED this 11th day of March, 2008

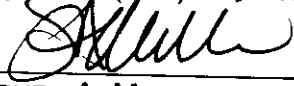

1st Net Real Estate Services Inc.
c/o Dan George

Petitioner(s) Representative

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