

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51672
Petitioner: SAFEWAY STORES INC., v. Respondent: GUNNISON 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.: R002077

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$1,652,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 4th day of May 2010.

BOARD OF ASSESSMENT APPEALS

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

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 51672
Single County Schedule Number: R002077

STIPULATION (As to Tax Year 2009 Actual Value)

SAFeway STORES INC.

Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 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:
LOTS 1-20 AND PART ALLEYS, BLOCK 147 WEST GUNNISON

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 2009:

Land	\$	779,380	.00
Improvements	\$	1,138,480	.00
Total	\$	<u>1,917,860</u>	.00

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

Land	\$	428,960	.00
Improvements	\$	1,286,870	.00
Total	\$	<u>1,715,830</u>	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2009 actual value for the subject property:


Land	\$	<u>413,000</u>	.00
Improvements	\$	<u>1,239,000</u>	.00
Total	\$	<u>1,652,000</u>	.00

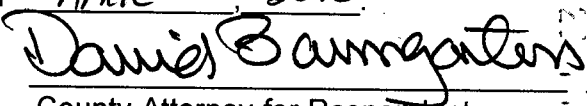
6. The valuation, as established above, shall be binding only with respect to tax year 2009.

7. Brief narrative as to why the reduction was made:
THIS VALUE WAS ARRIVED AT BY LOOKING AT THE INDIVIDUAL INCOME APPROACH FOR THIS ACCOUNT.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on MAY 19, 2010 (date) at 8:30 A.M. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 22nd day of April, 2010.


Petitioner(s) or Agent or Attorney

 4/14/10
County Attorney for Respondent,
Board of Equalization

Address:
MIKE WALTER
1ST NET REAL ESTATE SERVICES
3333 S. WADSWORTH BLVD #200
LAKEWOOD, CO 80227
Telephone: 720-962-5750

Address:
DAVID BAUMGARTEN
GUNNISON COUNTY ATTORNEY
200 EAST VIRGINIA AVENUE #262
GUNNISON, CO 81230
Telephone: 970-641-5300

 4/15/10
County Assessor

Address:
KRISTY MCFARLAND
221 N. WISCONSIN #A
GUNNISON, CO 81230
Telephone: 970-641-1085

Docket Number 51672