

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 62187

Petitioner:

SAFEWAY STORES INC.,

v.

Respondent:

OTERO 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.: 108347

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$1,235,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 20th day of February 2014.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2015 FEB 12 AM 10:57

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 62187
Single County Schedule Number: 108347

STIPULATION (As to Tax Year 2013 Actual Value)

SAFEWAY STORES INC.

Petitioner,

vs.

OTERO COUNTY COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2013 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:
Safeway grocery store located at 315 W. 2nd Street, La Junta Colorado

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 2013:

Land	\$	<u>45,750.00</u>
Improvements	\$	<u>1,369,532.00</u>
Total	\$	<u>1,415,282.00</u>

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

Land	\$	<u>45,750.00</u>
Improvements	\$	<u>1,233,036.00</u>
Total	\$	<u>1,278,786.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Land	\$	45,750.00
Improvements	\$	1,189,250.00
Total	\$	1,235,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2013.

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

Reduction was made based upon market sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 19, 2014 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 11th day of February, 2014.

Victor F. Boog
Petitioner(s) or Agent or Attorney

Kathryn L. Schroeder
County Attorney for Respondent,
Board of Equalization

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Ken R. Hood
County Assessor

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13 W. 3rd St. Room 211
La Junta CO 81050-0511
Telephone: 1-719-383-3019

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