

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62207</b>
Petitioner: <b>SAFEWAY STORES 45, INC,</b>  v. Respondent: <b>BROOMFIELD 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.: R1112237**

**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:            \$4,000,000**

(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 Broomfield County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 27th day of November 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

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



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 62207**

2013 NOV 25 PM 1:11

**STIPULATION (As To Tax Year 2013 Actual Value)**

**SAFeway STORES 45, INC.**

Petitioner,

v.

**BROOMFIELD COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2013 valuation of the subject property and jointly moves the Board of Assessment Appeals to enter its Order based on this Stipulation. A conference call with Petitioner and Respondent has resulted in the following agreement:

Subject property is classified as Commercial and described as follows: 6775 W. 120<sup>th</sup> Avenue, Broomfield, Colorado; a/k/a Marketplace Filing No. 2, Replat Lot 2; County Schedule Number R1112237.

A brief narrative as to why the reduction was made: Information provided by the agent indicated a reduction in value.

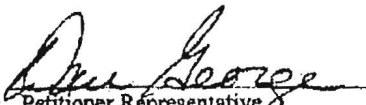
The Parties have agreed that the 2013 actual value of the subject property should be reduced as follows:

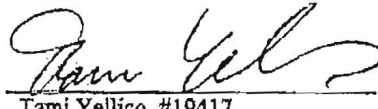
R1112237	ORIGINAL VALUE	NEW VALUE	(FY 2013)
Land	\$ 1,434,160	Land	\$ 1,434,160
Improvements	\$ 2,869,150	Improvements	\$ 2,565,840
Personal	\$ n/a	Personal	\$
Total	\$ 4,303,310	Total	\$ 4,000,000

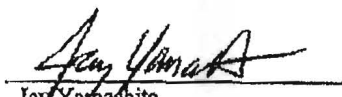
The valuation, as established above, shall be binding only with respect to tax year 2013.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for January 3, 2014, at 8:30 a.m. be vacated (or is unnecessary if one has not yet been scheduled).

DATED this 20<sup>th</sup> day of November 2013.

  
 Petitioner Representative  
 Dan George  
 c/o 1<sup>st</sup> Net Real Estate Services  
 3333 S. Wadsworth, Suite 200  
 Lakewood, CO 80227  
 720-962-5750


  
 Tami Yellico, #19417  
 Attorney for Respondent  
 Broomfield Board of Equalization  
 One DesCombes Drive  
 Broomfield, CO 80020  
 303-464-5806

  
 Jay Yamashita  
 Broomfield County Assessor  
 One DesCombes Drive  
 Broomfield, CO 80020  
 303-464-5833

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2013 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 27<sup>th</sup> day of November, 2013, addressed to the following:

Board of Assessment Appeals  
Room 315  
1313 Sherman Street  
Denver, CO 80203  
Fax: 303-866-4485



Linda J. Villareal

Schedule Nos. R1112237  
BAA Docket No. 62207  
Petitioner: Safeway Stores 45, Inc.