

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71490</b>
Petitioner: <b>SAFEWAY STORES INC</b>  v.  Respondent: <b>GUNNISON COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:  
  

**Total Value: \$1,342,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 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 27th day of November 2018.

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.

*Yesenia Araujo*

Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

2018 NOV 13 AM 9:01

Docket Number: 71490

Single County Schedule Number: R002077

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**STIPULATION (As to Tax Year 2017 Actual Value)**

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Safeway Stores Inc.,  
Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,  
Respondent.

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2017 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 of Alleys in Block 147 West Gunnison

2. The subject property is classified as Commercial use.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2017:

Commercial Land	\$ 276,400.00
Commercial Improvements	<u>\$1,644,340.00</u>
Total	<u>\$1,920,740.00</u>

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

Commercial Land	\$ 276,400.00
Commercial Improvements	<u>\$1,644,340.00</u>
Total	<u>\$1,920,740.00</u>

5. Equalization agree to the following tax year 2017 actual value for the subject property:

Commercial Land	\$ 276,400.00
Commercial Improvements	<u>\$1,065,600.00</u>
Total	\$1,342,000.00

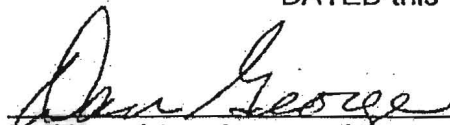
6. The valuation, as established above, shall be binding only with respect to tax year 2017.

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

A more detailed analysis of cost, income and market approaches to value for the Subject Property, indicated that a lower valuation was supported.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 29, 2018 at 8:00 am (rolling docket) be vacated.

DATED this 1st day of November, 2018.

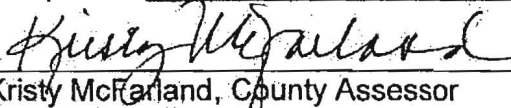
  
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Petitioner(s) or Agent or Attorney

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Docket Number: 71490

  
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County Attorney for Respondent,  
Gunnison County Board of Equalization

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Kristy McFarland, County Assessor

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