

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76754
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 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 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$2,119,960
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 20th day of October 2020.

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

Martha Hernandez Sanchez
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 76754
Single County Schedule Number: R002077

STIPULATION (As to Tax Year 2019 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 2019 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 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 2019:

Commercial Land	\$ 311,980.00
Commercial Improvements	<u>\$2,349,150.00</u>
Total	\$2,661,130.00

4. After a timely appeal to the Assessor's Office, the Assessor's Office valued the subject property as follows:

Commercial Land	\$ 311,980.00
Commercial Improvements	<u>\$2,349,150.00</u>
Total	\$2,661,130.00

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

Commercial Land	\$ 311,980.00
Commercial Improvements	<u>\$2,349,150.00</u>
Total	\$2,661,130.00

6. After further review and negotiation, Petitioner(s) and the Gunnison County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Commercial Land	\$ 311,980.00
Commercial Improvements	<u>\$1,807,980.00</u>
Total	\$2,119,960.00

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 August 17th, 2020 at 8:30 am (rolling docket) be vacated and this matter dismissed.

9. The foregoing stipulation shall not be deemed an admission or concession as to the contentions or positions of either party, nor be deemed to be binding or have any preclusive effect with regard to any tax year other than 2019, or with regard to any property other than the property at issue in this matter, and then only as to the valuation of that property for *ad valorem* property tax purposes.

Dan George 7/27/2020
Dan George Date
1st Net Real Estate Services, Inc.,
Petitioner(s) or Agent or Attorney

David Baumgarten 7/27/20
David Baumgarten Date
Gunnison County Attorney
Gunnison County Board of Equalization,
Respondent

Address:
3333 Wadsworth Boulevard, Suite D-105
Lakewood, Colorado 80227
Telephone: (720) 962-5750

Address:
200 East Virginia Avenue
Gunnison, Colorado 81230
Telephone: (970) 641-5300

Kristy McFarland 7/29/2020
Kristy McFarland Date
Gunnison County Assessor

Address:
221 North Wisconsin Street, Suite A
Gunnison, Colorado 81230
Telephone: (970) 641-1085

Docket Number: 76754

CERTIFICATE OF SERVICE

I hereby certify that on this 29th day of July, 2020, I caused to be served via First Class Mail, postage pre-paid, hand-delivered, electronic mail, or by facsimile a true and correct copy of the **STIPULATION (As to Tax Year 2019 Actual Value)** addressed as follows:

Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, Colorado 80203
E-mail: dola_baa@state.co.us

1st Net Real Estate Services, Inc.
Dan George
3333 South Wadsworth Boulevard, Suite D-105
Lakewood, Colorado 80227
E-mail: dgeorge@1stnetre.com



Errol B. Davis