G4-01

Received
County Adminstration
7/12/13

CBOE #41

2013 REAL PROPERTY NOTICE OF DETERMINATION

Gunnison County
COLORADO

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: June 25, 2013
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R002077	2013	100	3787-012-19-002

AGENT	LEGAL DESCRIPTION
1ST NET REAL ESTATE SERVICES, INC 3333 S WADSWORTH BLVD STE 200 LAKEWOOD, CO 80227-5170 OWNER: SAFEWAY STORES INC	LOTS 1-20 AND PART ALLEYS BLK 147 WEST GUNNISON B777 P375

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial		1,876,050	1,876,050
TOTALS		$1,876,050	$1,876,050

The Assessor has carefully studied all the available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

The actual value of the property is determined by appropriate consideration of the approaches to appraisal set forth in § 39-1-103(5)(a), C.R.S.

Agent provided no documentation to support change in value.

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, § 39-8-106(1)(a), C.R.S.

The deadline for filing real property appeals is July 15.
The deadline for filing personal property appeals is July 20.

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

Please refer to the reverse side of this notice for additional information.

Market Sales
Adjustment Grid

	Subject	Comp 1	Adj	Comp 2	Adj	Comp 3	Adj	Comp 4	Adj	Comp 5	Adj
Use	Supermarket Big Box	Big Box		Supermarket Big Box		Big Box		Big Box		Big Box	
	Safeway	Mervyns		Gibson's /Grocery Warehouse		Furniture Store/Church		Retail		Retail	
Address	112 S. Spruce St.	3325 Dillion		1545 S. Prairie		15 W. Main St.		1840 E. Main St.		2999 North Ave.	
City	Gunnison	Pueblo		Pueblo		Montrose		Montrose		Grand Junction	
County	Gunnison	Pueblo		Pueblo		Montrose		Montrose		Mesa	
Schedule	R002077	418002004		1510100013		R0650856		R0650513		R044218	
Sale Date		Jun-11		Apr-10		Jun-12		Jun-12		May-12	
Sale Price		$1,593,000		$2,400,000		$775,000		$2,850,000		$285,000	
Price Per SF		$31.07		$34.33		$33.68		$65.07		$27.88	
Condition of Sale		$0		$0		$0		$0		$0	
Adj. Sale Price		$1,593,000		$2,400,000		$775,000		$2,850,000		$285,000	
Imp Size: Gross Sq. Ft.	24,444	51,271		69,912		23,008		43,800		10,224	
Land Size	66,211	236,051		268,895		38,507		137,214		76,055	
Building to Land Ratio	2.71	4.60		3.85		1.67		3.13		7.44	
Year Built	1969	1979		1969/2001		1976/2006		1971		1968	
Visability	Good	Good		Good		Good		Good		Good	
Location	Good	Good		Good		Good		Good		Good	
Quality	Good	Good		Good		Good		Good		Good	
Condition(Functionality)	Good	Good		Good		Good		Good		Good	
Total Adjustments			0.00%		0.00%		0.00%		0.00%		0.00%
UnAdjusted $/SqFt	$33.83	$31.07		$34.33		$33.68		$65.07		$27.88	
Indicated Value	$826,948	$759,480		$839,135		$823,370		$1,590,534		$681,391	

Unadjusted indication **$826,948**

EXHIBIT A
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CBOE # 41

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EXHIBIT B
Page 1 of 1

112 S. Gunnison

Total Operating Revenue					2012
24,444 Rentable SF	@	$ 4.00		$	97,776
		Vacancy	5%	$	(4,889)
				$	92,887

Operating Expense

		2012		
Management	3%	2,787		
Reserve	5%	4,644		
Total Expenses		$ 7,431	$	7,431
Expenses Per SF		$ 0.30		

Net Income from Rental Real Estate	$	85,456
Capitalization Rate 8.50%		8.5%
Indicated Property Value	$	1,005,367
Rounded	$	1,005,367

CBOE # 41

EXHIBIT C
Page 1 of 1

1st Net Real Estate Services, Inc.. 3333 S. Wadsworth Blvd. Ste. 200
Lakewood CO 80227, Phone:720-962-5750, Fax:720-962-5760

LETTER OF AUTHORITY

To Whom It May Concern:

I, Robin H. Knight, am the owner, and/or agent of the owner, of the following real and/or business personal property:

ADDRESS	PARCEL/SCHEDULE NUMBER	COUNTY

See Exhibit A, Attached hereto and incorporated herein by this reference

I do hereby authorize 1st Net Real Estate Services, Inc. to represent my interests and to appear on my behalf before County Assessor, County Board of Equalization, Board of County Commissioners, the Colorado Board of Assessment Appeals, binding arbitration, District Court, all Colorado state courts, and/or any other agency or entity with regard to any and all matter(s) concerning the valuation and taxation of the above mentioned property(s) for tax years 2013, and all previous years as allowed by Colorado law.

The undersigned requests that copies of all decisions from any of the above entities, or any other agency or entity, as is involved pertaining to matters of valuation and/or taxation for the above-mentioned property(s), be mailed to:

1st Net Real Estate Services, Inc.
3333 South Wadsworth Blvd. Suite 200
Lakewood, CO 80227
Phone: (720) 962-5750
Fax: (720) 962-5760

Dated this 24th day of May 2013.

Owner/ Tenant: Safeway Inc.

Signature: Robin H. Knight

Print Name: Robin H. Knight

Title: ASSISTANT TREASURER

Address: 11555 Dublin Canyon Road

City, State, Zip: Pleasanton, CA 94588

Phone: 925-226-5565 Fax #: 925-226-5738

STATE OF CALIFORNIA)
) SS
COUNTY OF)

Sworn to and subscribed before me this 24th day of May, 2013 by Robin H. Knight.

Witness my hand and official seal.
My Commission expires March 8, 2015.

Notary Public
Address 11555 Dublin Canyon Rd.
Pleasanton, CA 94588

MARSHA DSCHAAK
COMM. # 1924955
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. MARCH 8, 2015

CBOE #4

EXHIBIT D
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Exhibit A

Address	Schedule No.	County
3904 E. 120th Avenue	1719-01-1-21-003	Adams
7353 Federal Blvd.	1719-323-17-012	Adams
10300 Federal Blvd.	1719-17-1-13-012	Adams
10020 Federal Blvd.	1719-17-1-13-010	Adams
771 E. Thornton Parkway	1719-14-3-18-004	Adams
771 E. Thornton Parkway	1719-14-3-18-006	Adams
1605 Bridge Street	1569-05-3-31-001	Adams
1310 Main Street	5413-09-0-15-003	Alamosa
Vacant Parcel	5413-09-0-15-002	Alamosa
1310 Main Street (Fuel Station)	5413-09-0-15-005	Alamosa
Vacant (Parking Lot)	5413-09-0-15-006	Alamosa
7375 E. Arapahoe	2075-21-3-01-086	Arapahoe
201 E. Jefferson, #A	2077-03-1-05-029	Arapahoe
12200 E. Mississippi	1973-24-2-22-001	Arapahoe
20153 E. Smoky Hill Rd.	2073-14-3-34-003	Arapahoe
20123 E. Smoky Hill Rd.	2073-14-3-33-001	Arapahoe
Smoky Hill Rd.-Vacant Land	2073-14-3-00-800	Arapahoe
22515 E. Aurora Pkwy.	2073-36-1-06-006	Arapahoe
22675 E. Aurora Pkwy.	2073-36-1-06-003	Arapahoe
1697 S. Havana Street	1973-22-4-35-003	Arapahoe
1677 S. Havana Street	1973-22-4-35-001	Arapahoe
171 W. Mineral Ave.	2077-34-2-17-004	Arapahoe
6900 Yosemite Street	2075-27-2-02-053	Arapahoe
1000 Ken Pratt Blvd.	R0066643	Boulder
1070 Ken Pratt Blvd.	R0149560	Boulder
3325 28th Street	R0001495	Boulder
1630 Pace Street	R0144344	Boulder
1631 Pace Street	R0144346	Boulder
1601 E. Coalton Rd.	R0505301	Boulder
1602 E. Coalton Rd.	R0505462	Boulder
3333 Arapahoe	R0122832	Boulder
1632 Hoover Rd.	R0044573	Boulder
6775 W. 120th Avenue	1575-36-3-08-002	Broomfield
4380 W. 144th Avenue	1573-19-1-30-001	Broomfield
3600 W. 144th Avenue	1573-19-1-28-005	Broomfield
3900 W. 144th Avenue	1573-19-1-28-004	Broomfield
232 'G' Street	R368132433278	Chaffee
2425 Miner Street	R004744	Clear Creek
2325 Miner Street	R004745	Clear Creek

1550 Hwy. 92	R018705	Delta
1551 Hwy. 92 (Fuel)	R018708	Delta
3110-3112 E. 1st Avenue	5123-00-075	Denver
4950 E. Hampden	7061-00-043	Denver
4878-4888 Chambers	0173-06-028	Denver
4836-4846 Chambers	0173-06-032	Denver
3800 W. 44th	2194-30-032	Denver
3600 W. 44th	2194-30-003	Denver
1687 S. Colorado Blvd.	5244-11-002	Denver
1955 Sheridan	4251-00-089	Denver
2660 Federal Blvd.	2294-32-032	Denver
6400 E. Yale Ave.	6322-01-257	Denver
2797 S. Monaco	6322-01-258	Denver
2150 S. Downing	5262-24-036	Denver
560 Corona Street	5112-04-045	Denver
500 Corona Street	5112-04-004	Denver
1112 E. 6th Ave.	5112-04-030	Denver
532 Corona Street	5112-04-042	Denver
500 Corona Street	5112-04-044	Denver
545 Downing	5112-04-046	Denver
536 Corona Street	5112-04-047	Denver
757 E. 20th Avenue	2353-08-027	Denver
757 E. 20th Avenue	2353-08-024	Denver
6220 E. 14th Avenue	6052-16-001	Denver
6230 E. 14th Avenue	6052-16-002	Denver
6130 E. 14th Avenue	6052-15-019	Denver
6130 E. 14th Avenue	6052-15-018	Denver
4350 Dahlia Street	1191-00-094	Denver
4401 Forest Street	1191-00-093	Denver
5301 E. 39th Avenue	1194-00-042	Denver
4200-4600 E. 46th Avenue	1192-00-046	Denver
4500 Dahlia Street	1191-00-089	Denver
6405 Stapelton	1202-00-084	Denver
4301 Forest Street	1191-00-091	Denver
4301 Forest Street	1191-00-092	Denver
11051 S. Parker	0381113	Douglas
Tract C	0381110	Douglas
Tract B	0381109	Douglas
9255 S. Broadway	0405559	Douglas
Tract A	0405548	Douglas
9229 E. Lincoln	0407088	Douglas
Tract A	0407323	Douglas
715 S. Perry Street	0367812	Douglas
8375 N. Rampart Range Rd.	0439990	Douglas
8355 N. Rampart Range Rd.	0460308	Douglas
2171 N. Frontage	R013918	Eagle

2205 N. Wahsatch Ave.	64061-18-040	El Paso
N. Wahsatch Ave.	64061-18-041	El Paso
2210-2336 N. Wahsatch Ave.	64061-18-039	El Paso
5060 N. Academy	63214-16-001	El Paso
624 State Hwy. 105	71142-01-008	El Paso
1121 N. Circle	64102-13-026	El Paso
1122 N. Circle	64102-13-030	El Paso
2890 N. Powers	63364-18-003	El Paso
6520 Academy Blvd.	65064-10-080	El Paso
7655 E. McLaughlin	43063-01-008	El Paso
1425 Murray Blvd.	64234-08-165	El Paso
6925 Mesa Ridge Parkway	55292-05-008	El Paso
6941 Mesa Ridge Parkway	55292-05-018	El Paso
1920 S. Nevada	64302-19-011	El Paso
1925 Roanoke Street	64302-19-013	El Paso
760 S. Rockrimmon Blvd.	73132-05-001	El Paso
7505 E. McLaughlin	43063-01-007	El Paso
7565 E. McLaughlin	43063-01-008	El Paso
3275 W. Colorado	74034-22-005	El Paso
220 S. Elizabeth	8513124001	Elbert
S. Elizabeth	8513121001	Elbert
S. Elizabeth	8513124003	Elbert
1414 Main Street	110-80-115-R	Fremont
Main Street (Parking)	996-04-009-R	Fremont
2001 Grand Avenue	R007042	Garfield
541 S. Zerex	R027894	Grand
112 S. Spruce Street	R002077	Gunnison
222 W. 7th	43640-R	Huerfano
3851 Evergreen Parkway	449605	Jefferson
3852 Evergreen Parkway	425571	Jefferson
3851 S. Hwy. 74	425570	Jefferson
1701 Jackson Street	003006	Jefferson
9517 Ralston Rd.	143759	Jefferson
9518 Ralston Rd.	010859	Jefferson
9160 W. Colfax Ave.	147968	Jefferson
12680 W. 64th Ave.	420117	Jefferson
12680 W. 64th Ave.	420124	Jefferson
7500 S. Pierce St.	407937	Jefferson
3900 Wadsworth Blvd.	421456	Jefferson
7501 W. 80th Ave.	110540	Jefferson
8543 Church Ranch Blvd.	431302	Jefferson
12442 W. Ken Caryl Ave.	428544	Jefferson
27152 Main Street	448501	Jefferson
27102 Main Street	448487	Jefferson

kewood CO 80227

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CBOE # 41

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230