

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

Docket Number: 55479

Petitioner:

CHICK FIL A INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

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.: R0439857

Category: Abatement Property Type: Commercial Real

2. Petitioner is protesting the 07/08 actual value of the subject property.
3. The parties agreed that the 07/08 actual value of the subject property should be reduced to:

Total Value: \$1,210,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 07/08 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 27th day of December 2011.

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

CM

Cara McKeller



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CHICK FIL A, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Docket Number: **55479**

Schedule No.: **R0439857**

Attorney for Respondent:

Robert D. Clark, Reg. No. 8103
Michelle B. Whisler, Reg. No. 30037
Senior Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
FAX Number: 303-688-6596
E-mail: attorney@douglas.co.us

STIPULATION (As to Abatement/Refund for Tax Years 2007 and 2008)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2007 and 2008 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
Lot 2E Metzler Ranch Filing 3, 1st Amendment. 1.38 AM/L.
2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax years 2007 and 2008:

Land	\$ 721,354
Improvements	\$ 673,233
Total	\$1,394,587

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

Land	\$ 721,354
Improvements	\$ 673,233
Total	\$1,394,587

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2007 and 2008 actual value for the subject property:

Land	\$ 721,354
Improvements	\$ 488,646
Total	\$1,210,000


6. The valuations, as established above, shall be binding only with respect to tax years 2007 and 2008.

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


Further review of account data and P & L statement for business operations indicated that a reduction in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 14, 2011 at 8:30 a.m. be vacated.

DATED this 12th day of December, 2011.


TODD J. STEVENS
Agent for Petitioner
Stevens & Associates
9800 Mt. Pyramid Court, Suite 220
Englewood, CO 80112
303-347-1878

Docket Number 55479


ROBERT D. CLARK, #8103-
MICHELLE B. WHISLER, #30037
Senior Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF COMMISSIONERS
100 Third Street
Castle Rock, CO 80104
303-660-7414