

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60629
Petitioner: CHICK -FIL- A INC., v. Respondent: BROOMFIELD 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.: R8861043+1

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:

Total Value: \$1,635,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 09-10 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 24th day of December 2012.

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.

CJK

Cara McKeller



STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO 2012 DEC 18 PM 12: 15
DOCKET NUMBER 60629

STIPULATION (As To Tax Years 2009 and 2010 Actual Values)

CHICK-FIL-A INC.,
 Petitioner,

v.

BROOMFIELD COUNTY BOARD OF COMMISSIONERS,
 Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax years 2009 and 2010 valuations of the subject properties and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation. Petitioner and Respondent have reached the following agreement:

Subject properties are classified as Commercial Real property [R8861043] and Vacant Land [R8861044] and are described as follows:

- R8861043 2580 Coalton Road, Broomfield, CO MidCities Filing No. 11 Block 1, Lot 2, Broomfield, Colorado
- R8861044 2590 Coalton Road, Broomfield, CO MidCities Filing No. 11 Block 1, Lot 3, Broomfield, Colorado

A brief narrative as to why the reduction was made: Land sales indicate a lower value.

The Parties have agreed that the 2009 actual value and the 2010 actual value of the subject properties should be reduced as follows:

2009 ACTUAL VALUES

SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	ACTUAL VALUE
R8861043	1,063,210	403,840	\$ 1,467,050
R8861044	435,000	n/a	\$ 435,000
		Total	\$ 1,902,050

ADJUSTED 2009 ACTUAL VALUES

SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
R8861043	796,160	403,840	\$ 1,200,000
R8861044	435,000	n/a	\$ 435,000
		Total	\$ 1,635,000

2010 ACTUAL VALUES

SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	ACTUAL VALUE
R8861043	1,063,210	403,840	\$ 1,467,050
R8861044	435,000	n/a	\$ 435,000
		Total	\$ 1,902,050

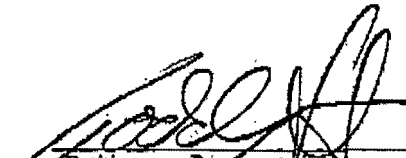
ADJUSTED 2010 ACTUAL VALUES

SCHEDULE NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
R8861043	796,160	403,840	\$ 1,200,000
R8861044	435,000	n/a	\$ 435,000
		Total	\$ 1,635,000


The valuations, as established above, shall be binding only with respect to tax years 2009 and 2010.

Both Parties agree that the hearing before the Board of Assessment Appeals scheduled for January 11, 2013, at 8:30 a.m. be vacated.

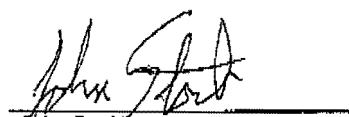
DATED this 12th day of December, 2012.



 Petitioner or Representative
 Todd J. Stevens
 Stevens & Associates Inc.
 9800 Mt. Pyramid Court, # 220
 Englewood, CO 80110
 303-347-1878



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



 John Storb
 Broomfield County Assessor
 One DesCombes Drive
 Broomfield, CO 80020
 303-464-5813

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Years 2009 and 2010 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 14th day of December, 2012, addressed to the following:

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



Diane Eismann

Schedule Nos. R8861043 and R8861044
BAA Docket No. 60629
Petitioner: Chick-Fil-A, Inc.