

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64597
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 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$1,557,100
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 11-12 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 3rd day of March 2015.

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

Cara McKeller

Cara McKeller



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Linda Villareal

STATE OF COLORADO
BOARD OF ASSESSMENT / APPEALS
2015 FEB 24 AM 9:51

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 64597

RECEIVED
FEB 17 2015
CITY AND COUNTY ATTORNEY
BROOMFIELD, COLORADO

STIPULATION (As To Tax Years 2011 and 2012 Actual Values)

CHICK-FIL-A, INC

Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax years 2011 AND 2012 valuation of the subject properties and jointly moves the Board of Assessment Appeals to enter its Order based on this Stipulation. A conference call with Petitioner and Respondent has resulted in the following agreement:

Subject properties are classified as Commercial / Vacant Land and described as follows: 2580-2590 E. Coalton Rd, Broomfield, Colorado; County Schedule Numbers R8861044 and R8861043.

A brief narrative as to why the reduction was made: Information provided by the petitioner representative indicated a reduction in value.

The Parties have agreed that the 2011 and 2012 actual value of the subject properties should be reduced as follows:

R8861043	ORIGINAL VALUE	NEW VALUE	(TY 2011)
Land	\$ 840,000	Land	\$ 840,000
Improvements	\$ 571,730	Improvements	\$ 314,860
Personal Property	\$ n/a	Personal Property	\$ n/a
Total	\$ 1,411,730	Total	\$ 1,154,860

R8861043	ORIGINAL VALUE	NEW VALUE	(TY 2012)
Land	\$ 840,000	Land	\$ 840,000
Improvements	\$ 571,730	Improvements	\$ 314,860
Personal Property	\$ n/a	Personal Property	\$ n/a
Total	\$ 1,411,730	Total	\$ 1,154,860

R8861044	ORIGINAL VALUE
Land	\$ 402,240
Improvements	\$ 0
Personal Property	\$ <u>n/a</u>
Total	\$ <u>402,240</u>

NEW VALUE (TY 2011)
Land \$ 402,240
Improvements \$ 0
Personal Property \$ <u>n/a</u>
Total \$ <u>402,240</u>

R8861044	ORIGINAL VALUE
Land	\$ 402,240
Improvements	\$ 0
Personal Property	\$ <u>n/a</u>
Total	\$ <u>402,240</u>

NEW VALUE (TY 2012)
Land \$ 402,240
Improvements \$ 0
Personal Property \$ <u>n/a</u>
Total \$ <u>402,240</u>

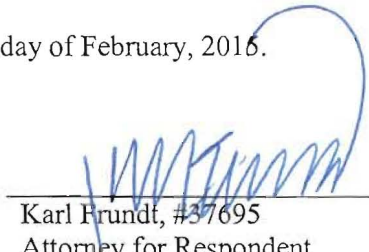
The valuation, as established above, shall be binding only with respect to tax years 2011 and 2012.

Both Parties agree that a hearing before the Board of Assessment Appeals is unnecessary.

DATED this 11th day of February, 2016.



Petitioner Representative
 Carol Hughett
 Operations Manager
 Stevens & Associates, Inc.
 9635 Maroon Cir, Suite 450
 Englewood, CO 80112
 303-347-1878



Karl Frundt, #37695
 Attorney for Respondent
 Broomfield Board of
 Equalization
 One DesCombes Drive
 Broomfield, CO 80020
 303-464-5850



Robert Sayer
 Broomfield County Appraiser
 One DesCombes Drive
 Broomfield, CO 80020
 303-464-5814

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Years 2011 and 2012 Actual Value) was faxed and sent via U.S. Postal Service, Regular Mail, prepaid, this 18th day of February, 2015, addressed to the following:

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



Linda J. Villareal

Schedule Nos. R8861043 and R8861044
BAA Docket No. 64597
Petitioner: Chick-Fil-A, Inc.