

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74371
Petitioner: <b>CHICK-FIL-A INC</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 1971-34-2-30-001**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

**Total Value: \$3,222,915**  
(Reference Attached Stipulation)

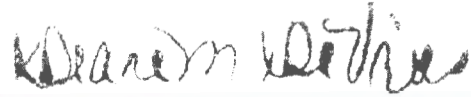
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.  
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED this 30th day of April 2019.

BOARD OF ASSESSMENT APPEALS

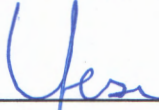


Diane M. DeVries



Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 74371  
Corrected STIPULATION as To Tax Year 2018 Actual Value**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2019 APR 30 AM 8:19

**CHICK-FIL-A INC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2018 valuation of the property listed in this Petition and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as **COMMERCIAL** and is located at: **3085 South Broadway Street**, County Schedule Number: **1971-34-2-30-001**.

A brief narrative as to why the reduction was made: Tax year 2017 value, at 90% completion, was \$3,100,000, with \$1,993,748 allocated to land and \$1,106,252 allocated to improvements. Therefore, indicated value for 2018 at 100% completion is \$3,222,915.

The parties have agreed that the 2018 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2018		NEW VALUE 2018	
Land	\$1,933,748	Land	\$1,993,748
Improvements	\$1,696,252	Improvements	\$1,229,167
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$3,630,000</b>	<b>Total</b>	<b>\$3,222,915</b>

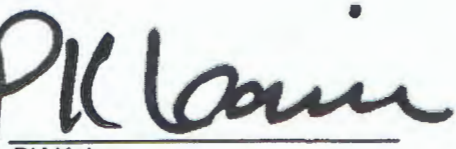
The valuation, as established above, shall be binding only with respect to the tax year 2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioner agrees to waive the right to any further appeal for the assessment year covered by this Stipulation.

DATED the 29 day of April 2019

  
\_\_\_\_\_  
Paradigm Tax Group  
Beth Diehl  
7200 S. Alton Way, Suite A-250  
Centennial, CO 80112  
(720) 381-2247

  
\_\_\_\_\_  
Ronald A. Carl, #21673  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4639

  
\_\_\_\_\_  
PK Kaiser  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4600