

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76025
Petitioner: CHICK-FIL-A INC v. Respondent: BROOMFIELD COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R8874114
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$1,750,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 9th day of March 2020.

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

Yesenia Araujo
Yesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 76025

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (As To Tax Year 2019 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 year 2019 valuation of the subject property and jointly move 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 property is classified as Commercial Land and described as follows: Subd: MIDCITIES FILING NO 11 REPLAT B Lot: 1 S: 32 T: 1S R: 69W. Physical address is 2580 Coalton Rd, 80027. County Schedule Number is R8874114.

A brief narrative as to why the reduction was made: Extra vacancy applied to the income approach.

The Parties have agreed that the 2019 actual value of the subject property should be reduced as follows:

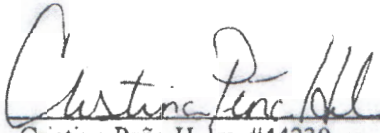
R8874114	ORIGINAL VALUE	NEW VALUE (TY 2019)
Land	\$ 1,002,620	Land \$ 1,002,620
Improvements	\$ 853,630	Improvements \$ 747,380
Personal Property	\$ 0	Personal Property \$ 0
Total	\$ 1,856,250	Total \$ 1,750,000

The valuations, as established above, shall be binding only with respect to tax year 2019. Both Parties agree that a hearing before the Board of Assessment Appeals is unnecessary.

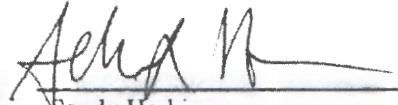
DATED this 30 day of January, 2020.



Petitioner Representative
Beth Diehl
Paradigm Tax Group
7200 S Alton Way, Ste A-250
Centennial, CO 80112
720-381-2247



Cristina Peña Helm, #44230
Attorney for Respondent
Broomfield Board of
Equalization
One DesCombes Drive
Broomfield, CO 80020
303-438-6258



Sandy Herbison
Broomfield County Assessor
One DesCombes Drive
Broomfield, CO 80020
303-438-6217

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2019 Actual Value) was Emailed this 4TH day of February, 2020, addressed to the following:

Board of Assessment Appeals
Room 315
1313 Sherman Street
Denver, CO 80203
Email: baa@state.co.us



Kelli Cole

Schedule No. R8874114
BAA Docket No. 76025
Petitioner: Chick-Fil-A Inc.