

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70154</b>
Petitioner: <b>SYSTEM CAPITAL REAL PROPERTY CORP.</b>  v. Respondent: <b>CLEAR CREEK COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R016648**  
**Category: Abatement Appeal                      Property Type: Commercial**
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

**Total Value: \$1,800,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

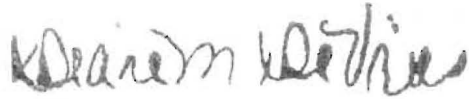
**ORDER:**

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 20th day of October 2017.

**BOARD OF ASSESSMENT APPEALS**

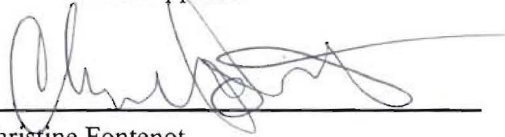


\_\_\_\_\_  
Diane M. DeVries

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



\_\_\_\_\_  
Debra A. Baumbach



\_\_\_\_\_  
Christine Fontenot



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**BOARD OF ASSESSMENT APPEALS**  
**STATE OF COLORADO**

2017 OCT 18 PM 12: 23

Docket Number: 70154  
Single County Schedule Number: R016648

STIPULATION (As to Tax Year 2015 Actual Value)

System Capital Real Property Corp

Petitioner,

vs.

Clear Creek COUNTY BOARD OF <sup>Commissioners,</sup> ~~Commissioners,~~

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:  
2911 Colorado Boulevard, Idaho Springs, CO 80452  
McDonald's/Convenience Store/Gas Station

2. The subject property is classified as Commercial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Land	\$	268,330.00
Improvements	\$	2,455,060.00
Total	\$	2,723,390.00

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

Land	\$	268,330.00
Improvements	\$	2,455,060.00
Total	\$	2,723,390.00

*County Commissioners* *JMB*  
*Board of County Commissioners*  
*JMB*

5. After further review and negotiation, Petitioner(s) and County Board of <sup>2015</sup> ~~Equalization~~ <sup>County Commissioners</sup> agree to the following tax year 2015 actual value for the subject property:

Land	\$	<u>268,330.00</u>
Improvements	\$	<u>1,531,670.00</u>
Total	\$	<u>1,800,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2015.

7. Brief narrative as to why the reduction was made:  
After exchanging rule 11 documentation it was decided by both sides to stipulate the value.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October, 19, 2017 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of October, 2017  
Mike Shafer  
Petitioner(s) or Agent or Attorney

Robert St. George  
County Attorney for Respondent,  
Board of Equalization <sup>County Commissioners</sup>

Address:  
%Mike Shafer  
9233 Park Meadows Dr. #133  
Lone Tree, CO 80124

Address:  
P.O. Box 2000  
Georgetown  
CO 80444

Telephone: 303-550-8815

Telephone: 303-679-2314

Diane M. Sattler  
County Assessor

Address:  
P.O. Box 2000  
Georgetown, CO 80444

Telephone: 303-679-2321

Docket Number 70154



Beery - DOLA, Mike <mike.beery@state.co.us>

## BAA Docket 70154 -- Stipulation

1 message

Beery - DOLA, Mike <mike.beery@state.co.us>

Wed, Oct 18, 2017 at 1:04 PM

To: "Richard G. Olona" <OLONALAW@aol.com>, Mike Shafer <PTRC@comcast.net>, Clear Creek County Assessor <dsettle@co.clear-creek.co.us>, "rloeffler@co.clear-creek.co.us" <rloeffler@co.clear-creek.co.us>

Hi Rich, Mike, Diane and Robert.

Thanks for filing the stipulation for Docket 70154 System Capital Real Property Corp. v. Clear Creek County Board of County Commissioners.

Please accept my apology for not having the correct form on our web-page for Board of County Commissioner settlements involving single schedule numbers. This has been corrected.

The stipulation you filed correctly changed the "Board of Equalization" in the caption to the "Board of County Commissioners". Unfortunately, the other references to the "Board of Equalization" in the stipulation were not changed.

With the permission of both parties, I'd like to change the references in the stipulation from the "Board of Equalization" to the "Board of County Commissioners" in paragraphs 4 and 5. **Please let me know if I am authorized by you to correct this clerical mistake.**

Thanks.

Mike

**Mike Beery**  
Division Director/Administrator  
Board of Assessment Appeals



**COLORADO**  
Department of Local Affairs  
Board of Assessment Appeals

O (303) 864-7717 | C (303) 832-7511 | F (303) 864-7719  
1313 Sherman Street, Room 315, Denver, CO 80203  
mike.beery@state.co.us | www.colorado.gov/dola/baa

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**Re: BAA Docket 70154 -- Stipulation**

1 message

**Richard Olona** <olonaw@aol.com>

Wed, Oct 18, 2017 at 1:18 PM

To: "Beery - DOLA, Mike" <mike.beery@state.co.us>

Yes

Richard G. Olona, Esq.  
Olona & Associates, PC  
7472 S. Shaffer Lane, Suite 130  
Littleton, Colorado 80127  
(303) 433-1699  
olonaw@aol.com

On Oct 18, 2017, at 12:04 PM, Beery - DOLA, Mike <mike.beery@state.co.us> wrote:

Hi Rich, Mike, Diane and Robert.

Thanks for filing the stipulation for Docket 70154 System Capital Real Property Corp. v. Clear Creek County Board of County Commissioners.

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Thanks.

Mike

**Mike Beery**  
Division Director/Administrator  
Board of Assessment Appeals



**COLORADO**  
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**RE: BAA Docket 70154 -- Stipulation**

1 message

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**Mike Shafer** <PTRC@comcast.net>

Wed, Oct 18, 2017 at 1:35 PM

To: "Beery - DOLA, Mike" <mike.beery@state.co.us>, "Richard G. Olona" <OLONALAW@aol.com>, Clear Creek County Assessor <dsettle@co.clear-creek.co.us>, rloeffler@co.clear-creek.co.us

Mike Beery,

Yes. I give my authorization to correct the clerical mistake.

Please contact me with any questions.

Thank you,

Mike Shafer

Property Tax Refund Consultants, LLC

9233 Park Meadows Dr. # 133

Lone Tree, CO 80124

303-550-8815

Email: ptrc@comcast.net

**From:** Beery - DOLA, Mike [mailto:mike.beery@state.co.us]

**Sent:** Wednesday, October 18, 2017 1:05 PM

**To:** Richard G. Olona; Mike Shafer; Clear Creek County Assessor; rloeffler@co.clear-creek.co.us

**Subject:** BAA Docket 70154 -- Stipulation

Hi Rich, Mike, Diane and Robert.

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Beery - DOLA, Mike <mike.beery@state.co.us>

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**RE: BAA Docket 70154 -- Stipulation**

1 message

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**Robert Loeffler** <rloeffler@co.clear-creek.co.us>

Wed, Oct 18, 2017 at 1:50 PM

To: Diane Settle <dsettle@co.clear-creek.co.us>, "Beery - DOLA, Mike" <mike.beery@state.co.us>, "Richard G. Olona" <OLONALAW@aol.com>, Mike Shafer <PTRC@comcast.net>

I agree, and thank you.

**Robert W. Loeffler**

**Clear Creek County Attorney**

**P.O. Box 2000**

**[Delivery only: 405 Argentine Street]**

**Georgetown, CO 80444**

**303-679-2498 direct**

**Ofc Main 303-679-2326**

**FAX 303-679-2444**

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**From:** Diane Settle

**Sent:** Wednesday, October 18, 2017 1:47 PM

**To:** Beery - DOLA, Mike; Richard G. Olona; Mike Shafer; Robert Loeffler

**Subject:** RE: BAA Docket 70154 -- Stipulation

Yes Clear Creek County gives you authorization to correct the errors.

Diane

Diane M. Settle

Clear Creek County Assessor

405 Argentine





Beery - DOLA, Mike <mike.beery@state.co.us>

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**RE: BAA Docket 70154 -- Stipulation**

1 message

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**Diane Settle** <dsettle@co.clear-creek.co.us>

Wed, Oct 18, 2017 at 1:46 PM

To: "Beery - DOLA, Mike" <mike.beery@state.co.us>, "Richard G. Olona" <OLONALAW@aol.com>, Mike Shafer <PTRC@comcast.net>, Robert Loeffler <rloeffler@co.clear-creek.co.us>

Yes Clear Creek County gives you authorization to correct the errors.

Diane

Diane M. Settle

Clear Creek County Assessor

405 Argentine

P.O. Box 2000

Georgetown, CO 80444

303-679-2321

**From:** Beery - DOLA, Mike [mailto:mike.beery@state.co.us]

**Sent:** Wednesday, October 18, 2017 1:05 PM

**To:** Richard G. Olona; Mike Shafer; Diane Settle; Robert Loeffler

**Subject:** BAA Docket 70154 -- Stipulation

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