

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70688
Petitioner: CHICK-FIL-A INC v. Respondent: ARAPAHOE 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.: 1971-34-2-30-001
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$3,100,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

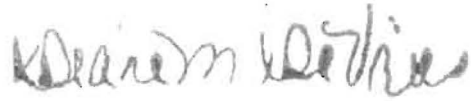
ORDER:

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 20th day of August 2018.

BOARD OF ASSESSMENT APPEALS

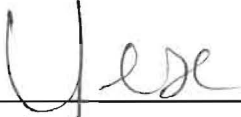


Diane M. DeVries

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



Debra A. Baumbach



Yesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 70688
STIPULATION as To Tax Year 2017 Actual Value

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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CHICK-FIL-A INC.,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent,

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2017 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**, County Schedule Number: **1971-34-2-30-001**.

A brief narrative as to why the reduction was made: Income and sales comparison approaches considering subject improvements at partial, 90% completion, indicate that adjustment to this value is correct.

The parties have agreed that the 2017 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2017		NEW VALUE 2017	
Land	\$1,933,748	Land	\$1,993,748
Improvements	\$1,366,252	Improvements	\$1,106,252
Personal	\$0	Personal	\$0
Total	\$3,300,000	Total	\$3,100,000

The valuation, as established above, shall be binding only with respect to the tax year 2017. 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 9 day of July 2018.


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