

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MCDONALD'S CORPORATION,</p> <p>v.</p> <p>Respondent:</p> <p>LARIMER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Consultus Asset Valuation Address: 7445 E. Peakview Ave. Englewood, CO 80111 Phone Number: (303) 770-2420 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38438</p>
<p>ORDER ON STIPULATION</p>	

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.: R0105058

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 323,000.00
Improvements	\$ 808,300.00
Total	\$1,131,300.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Larimer County Assessor is directed to change his records accordingly.

DATED/MAILED this 11th day of January, 2002.

This decision was put on the record

January 10, 2002

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

Penny S. Bunnell
Penny S. Bunnell

BOARD OF ASSESSMENT APPEALS

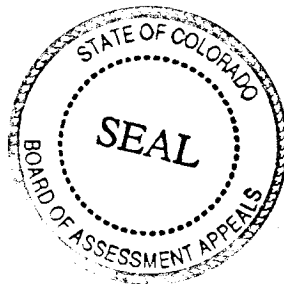
Karen E. Hart

Karen E. Hart

Mark R. Linné

Mark R. Linné

Docket Number 38438



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 38438

County Schedule Number: R0105058

STIPULATION (As To Tax Year 2001 Actual Value)

McDonald's Corporation

Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

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COUNTY CLERK
COUNTY OF LARIMER

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

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

1. The property subject to this Stipulation is described as: A fast food restaurant known as McDonalds, constructed of Wd.Fr./Br.Veneer & remodeled in 1989. It is located at 2401 S. College Avenue in Fort Collins, Colorado.
2. The subject property is classified a COMMERCIAL property.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$	323,000
Improvement	\$	<u>877,000</u>
Total	\$	1,200,000

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

Land	\$	323,000
Improvement	\$	<u>877,300</u>
Total	\$	1,200,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property.

Land	\$	323,000
Improvement	\$	<u>808,300</u>
Total	\$	1,131,300

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:

Agent for petitioner entered into negotiations and presented documentation to warrant a reduction in value based on the market and income approaches to value.

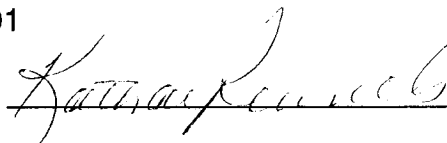
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 17 January 2002 at 8:30 a.m. be vacated.

DATED this 21st day of December, 2001



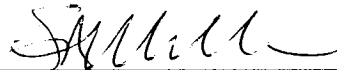
McDonalds Corporation
Petitioner(s) Representative
By Consultus Asset Valuation

Address:
7445 E. Peakview Ave.
Englewood, CO 80111



KATHAY RENNELS, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

Address:
HARDEN, SCHMIDT, HASS & HAAG PC
Ninth Floor, First Tower Bldg.
Post Office Box 1606
Fort Collins, Colorado 80522
Telephone: (303)482-7777



STEPHEN A. MILLER
LARIMER COUNTY ASSESSOR

Address:
Post Office Box 1190
Fort Collins, Colorado 80522
Telephone: (303)498-7054