

<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: 38441</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.: R1459520
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	\$ 572,500.00
Improvements	\$ 404,000.00
Total	\$ 976,500.00

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Mark R. Linné
Mark R. Linné

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

Docket Number 38441



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number(s): 38441
County Schedule Number: R1459520

STIPULATION (As To Tax Year 2001 Actual Value)

McDONALD'S CORP
Petitioner(s)

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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 4,340 sf Fast Food Restaurant of Good quality
located at 3512 S. Timberline 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	\$	572,500
Improvement	\$	<u>404,000</u>
Total	\$	1,041,000

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

:

Land	\$	572,500
Improvement	\$	<u>404,000</u>
Total	\$	1,041,000

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	\$	572,500
Improvement	\$	<u>404,000</u>
Total	\$	976,500

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. The hearing date is pending and both parties agree that any hearing scheduled before the Board of Assessment be vacated.

DATED this 27th day of December, 2001

Consultus Asset Valuation
Petitioner(s) Representative

KATHAY RENNELS, CHAIR OF THE
LARIMER COUNTY BOARD OF EQUALIZATION

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