

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44222
Petitioner: MCDONALD'S CORPORATION, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 2073-08-1-27-004

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$1,230,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 1st day of August 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 31, 2006

Karen E Hart

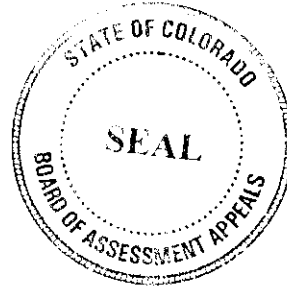
Karen E. Hart

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

Keela Steele
Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 44222

STIPULATION (As To Tax Years 2004 Actual Value)

MCDONALD'S CORPORATION,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2004 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 the petitioner and respondent have resulted in the following agreement:

Subject property is classified as special purpose and described as follows: 16890 E. Quincy Ave; County Schedule Number 2073-08-1-27-004 RA; 157-012.

A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

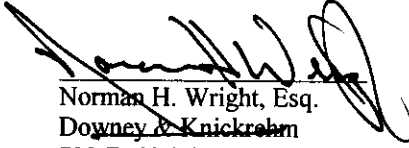
The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:

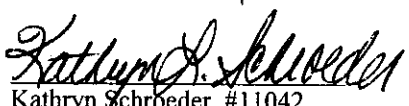
ORIGINAL VALUE		NEW VALUE (2004)	
Land	\$ 216,000	Land	\$ 607,223
Improvements	\$ 1,234,000	Improvements	\$ 622,777
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,450,000	Total	\$ 1,230,000

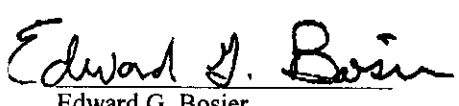
The valuation, as established above, shall be binding only with respect to the tax year 2004.

Both parties agree that the hearing before the Board of Assessment Appeals on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this 17th day of July 2006


Norman H. Wright, Esq.
Downey & Knickrehm
733 E. Eighth Avenue
Denver, CO 80203


Kathryn Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639


Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600

Norman H. Wright
N.H. Wright & Assoc., LLC
5261 S. Quebec St., #100
Greenwood Village, CO 80111

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2006 JUL 11 AM 7:15