

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44257
Petitioner: MCDONALD'S CORPORATION, v. Respondent: DOUGLAS 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.: R0330311

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: \$1,300,000
 (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 Douglas County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 6th day of December 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 5, 2005

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



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">STATE OF COLORADO BOARD OF ASSESSMENT APPEALS</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">2005 DEC -5 AM 11:07</p> <hr/> <p>Docket Number: 44257 Schedule No.: R0330311</p>
<p>Petitioner:</p> <p>MCDONALD'S CORPORATION</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney for Respondent:</p> <p>Michelle B. Gombas Assistant County Attorney Office of the County Attorney Douglas County, Colorado 100 Third Street Castle Rock, Colorado 80104 Phone Number: 303-660-7414 FAX Number: 303-688-6596 E-mail: attorney@douglas.co.us Atty. Reg. #: 30037</p>	
<p align="center">STIPULATION (As to Tax Year 2004 Actual Value)</p>	

Petitioner and Respondent hereby enter into this 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.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 2, Block 1 Parker Central Area #5 Replat, 0.701 AM/L

2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2004:

Land	\$ 458,040
Improvements	\$1,441,960
 Total	 \$1,900,000

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

Land	\$ 458,040
Improvements	\$1,156,960
 Total	 \$1,615,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2004 actual value for the subject property:

Land	\$ 458,040
Improvements	\$ 841,960
 Total	 \$1,300,000

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

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

Further consideration of income approach warranted additional adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 18, 2005 at 1:00 p.m. be vacated.

DATED this _____ day of November, 2005.

Joseph Letman

 JOSEPH LETMAN
 Agent for Petitioner
 Consultus
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 303-770-2420
 Docket Number 44257

Michelle B. Gombas

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 for Respondent DOUGLAS COUNTY
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