

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48367</b>
Petitioner: <b>MC DONALD'S REAL ESTATE COMPANY,</b>  v.  Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0737275**  
  
**Category: Valuation      Property Type: Commercial Real**
  
2. Petitioner is protesting the 2007 actual value of the subject property.
  
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  
  

**Total Value:            \$835,000**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 21st day of May 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 20, 2008

*Karen E Hart*

Karen E. Hart

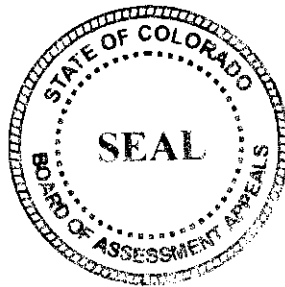
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 48367

County Schedule Number: R0737275/PARCEL #95013-19-006

2008 MAY 20 AM 10:00  
COURT REPORTER

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**STIPULATION (As To Tax Year 2007 Actual Value)-**

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Petitioner(s) MCDONALDS REAL ESTATE COMPANY

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

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Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2007 tax year valuation of the subject property. Petitioner(s) and Respondent 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 McDonald's fast food restaurant, that was built in 1986 and is located in the Orchards Shopping Center at 209E 29<sup>th</sup> Street in Loveland Colorado.
2. The subject property is classified as a Commercial Property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	336,500
Improvements	\$	663,500
Total	\$	<u>1,000,000</u>

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

Land	\$	336,500
Improvements	\$	663,500
Total	\$	<u>1,000,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2007.

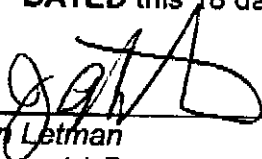
Land	\$	336,500
Improvements	\$	498,500
Total	\$	<u>835,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2007.

7. Brief narrative as to why the reduction was made: After further review of the cost, market and income approaches to value, it was determined that a value of \$835,000 correctly reflects the market value of the subject proerty as of the June 30,2006 appraisal date.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 29<sup>th</sup>, 2008 be vacated.

DATED this 18 day of March, 2008



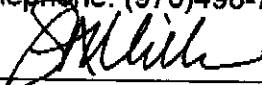
Jason Letman  
Petitioner(s) Representative

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GLENN W. GIBSON, CHAIR OF THE  
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