BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 67674
Petitioner: **MCDONALDS REAL ESTATE CO -** v. Respondent: **DENVER 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.:   02221-38-020-000

    Category: Valuation   **Property Type: Commercial**

2. Petitioner is protesting the 2015 actual value of the subject property.

3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

    Total Value: $1,652,200

    (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.
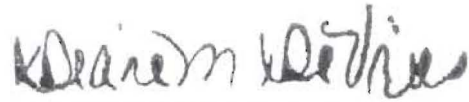
DATED AND MAILED this 11th day of April 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

Gordana Katardzic

SEAL

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: **MCDONALDS REAL ESTATE CO** v. Respondent: **DENVER COUNTY BOARD OF EQUALIZATION** Attorney for Denver County Board of Equalization of the City and County of Denver City Attorney Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	Docket Number: 67674 Schedule Number: .02221-38-020-000
STIPULATION (AS TO TAX YEAR 2015 ACTUAL VALUE)	

Petitioner, MCDONALDS REAL ESTATE CO, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2015 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:

4490 Washington St
Denver, Colorado

2.   The subject property is classified as commercial real property.

3.   The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

Land	$	170,900.00
Improvements	$	1,545,700.00
Total	$	1,716,600.00

4.   After appeal to the Board of Equalization of the City and County of Denver, the Board of Equalization of the City and County of Denver valued the subject property as follows:

Land	$	170,900.00
Improvements	$	1,545,700.00
Total	$	1,716,600.00

5.   After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2015.

Land	$	170,900.00
Improvements	$	1,481,300.00
Total	$	1,652,200.00

6.   The valuations, as established above, shall be binding only with respect to tax year 2015.

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

A review of the income and expenses and occupancy of the subject property indicated a reduction in the value of the subject property.

8.   Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this _18th_ day of _March_ , 2016.

Agent/Attorney/Petitioner

Board of Equalization of the City and County of Denver

By: _____

By: _____

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