# BOARD OF ASSESSMENT APPEALS, Docket Number: 67696 STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: MCDONALDS CORPORATION . 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:

Subject prope	erty is describ	bed as follows:	
County Sch	edule No.:	05171-07-021-000+2	
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:\$1,345,200(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

## **ORDER:**

1.

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**

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of Assessment Appeals.

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

Gordana Katardzic



### STATE OF COLORADO BD OF ASSESSMENT APPEALS

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:	
MCDONALDS CORPORATION	Docket Number:
ν.	67696
Respondent:	Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION	
Attorney for Denver County Board of Equalization of the City and County of Denver	05171-07-021-000+2
City Attorney	
Mitch Behr #38452	
Assistant City Attorney	
201 West Colfax Avenue, Dept. 1207	
Denver, Colorado 80202	
Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2015 ACT	'UAL VALUE)

Petitioner, MCDONALDS CORPORATION, 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:

2800 & 2850 W Alameda Ave 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.

-021 Land Improvements Total	\$ \$ \$	581,800.00 <u>725,400.00</u> 1,307,200.00
-022 Land Improvements Total	\$	20,300.00 <u>1,000.00</u> 21,300.00
-023 Land Improvements Total	\$	112,800.00 <u>8,400.00</u> 121,200.00

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:

-021 Land Improvements Total	\$	581,800.00 <u>725,400.00</u> 1,307,200.00
-022 Land Improvements Total	<del>(\$</del> <del>(\$</del>	20,300.00 <u>1,000.00</u> 21,300.00
-023 Land Improvements Total	\$ \$ \$	112,800.00 <u>8,400.00</u> 121,200.00

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.

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-021 Land Improvements Total	\$ \$ \$	581,800.00 <u>620,900.00</u> 1,202,700.00
-022 Land Improvements Total	\$ \$ \$	20,300.00 <u>1,000.00</u> 21,300.00
-023 Land Improvements Total	\$	112,800.00 <u>8,400.00</u> 121,200.00

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 day of , 2016.

Agent/Attorney/Petitioner

By:

Jason Letman Consultus Asset Valuation 68 Inverness Lane East #105 Englewood, CO 80112 Telephone: 303-770-2420 Board of Equalization of the City and County of Denver

By:

Mitch Behr #38452 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 67696