

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70963
Petitioner: MCDONALD'S REAL ESTATE CO. v. Respondent: LARIMER 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.: R0737275
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$1,000,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

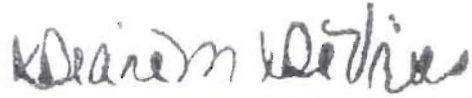
ORDER:

Respondent is ordered to reduce the 2017 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 13th day of February 2018.

BOARD OF ASSESSMENT APPEALS

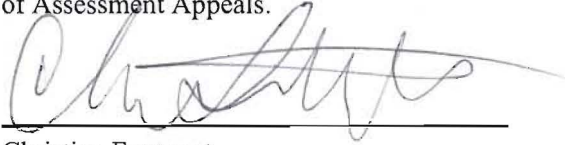


Diane M. DeVries



Debra A. Baumbach

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



Christine Fontenot



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEAL

Docket Number(s): 70963

County Schedule Number: R0737275 Parcel Number: 95012-19-006

2018 JAN 31 PM 3: 25

STIPULATION (As To Tax Year 2017 Actual Value)-

**MCDONALDS REAL ESTATE COMPANY
1822 SKYWAY DR UNIT N
LONGMONT, CO 80504**

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2017 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: The Orchards Shopping Center, which is located in Loveland Colorado and is made up of seven separate parcels.
2. The subject property is classified as a Fast Food Restaurant property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	336,500
Improvements	\$	753,500
Total	\$	<u>1,090,000</u>

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

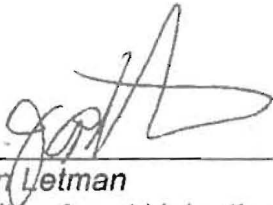
Land	\$	336,500
Improvements	\$	753,500
Total	\$	<u>1,090,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2017.

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

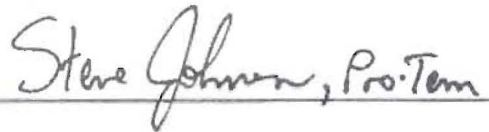
6. The valuations, as established above, shall be binding only with respect to tax year 2017.
7. Brief narrative as to why the reduction was made: After review of the cost, market, and income approaches to value along with analysis of owner supplied income information, it was determined that an adjustment is warranted.
8. Both parties agree that the hearing scheduled before the Board of Assessment on March 22, 2018 be vacated.

DATED this 20th day of December 2017



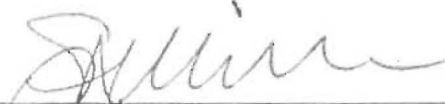
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Petitioner(s) Representative

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