

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MCDONALD'S CORPORATION,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Jason Letman, Consultus Asset Valuation Address: 7445 East Peakview Avenue Englewood, Colorado 80111 Phone Number: (303) 757-8865 E-mail: Attorney Reg. No.:</p>	<p>Docket Number: 35680</p>
<p>ORDER (On Stipulation)</p>	

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:

**3179 SOUTH PARKER ROAD
ARAPAHOE COUNTY SCHEDULE NO. 1973-35-4-06-001; RA 4365-008**

2. Petitioner is protesting the 1999 actual value of the subject property.

3. The parties agreed that the 1999 actual value of the subject property should be reduced to:

Land	\$217,320.00
Improvement	<u>\$282,680.00</u>
Total	\$500,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1999 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 29th day of November, 2001.

This decision was put on the record

November 28, 2001

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

Diane Von Dollen

Diane Von Dollen

Docket Number 35680

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Mark R. Linné
Mark R. Linné



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 35680**

STIPULATION AND ORDER (As To Tax Year 1999 Actual Value)

MCDONALD'S CORPORATION,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as special purpose and described as follows:

3179 S. Parker Rd., County Schedule Number 1973-35-4-06-001. RA 4365-008

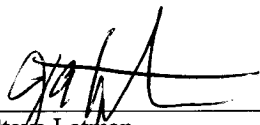
A brief narrative as to why the reduction was made: Analyzed cost, market & income information

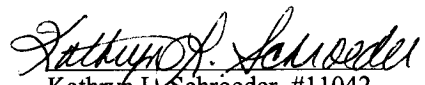
The parties have agreed that the 1999 actual value of the subject property should be reduced as follows:

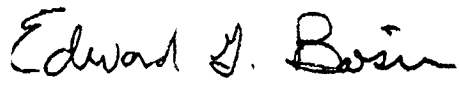
ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 217,320	Land	\$ 217,320
Improvements	\$ 1,032,680	Improvements	\$ 282,680
Personal		Personal	\$
Total	\$ 1,250,000	Total	\$ 500,000

The Board concurs with the Stipulation.

DATED this 15 day of NOVEMBER 2001.


Steve Letman
c/o Consultus Asset Valuation
7445 E. Peakview Ave.
Englewood, CO 80111


Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639


Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600