BOARD OF A	ASSESSMENT APPEALS, OLORADO	
1313 Sherman S		
Denver, Colorad		
Petitioner:		
MCDONALD	'S CORPORATION,	
v.		
Respondent:		
LARIMER C	OUNTY BOARD OF EQUALIZATION.	<b>A</b>
Attorney or Party Without Attorney for the Petitioner:		Docket Number: 38439
Name:	Consultus Asset Valuation	
Address:	7445 E. Peakview Ave.	
	Englewood, CO 80111	
Phone Number:	(303) 770-2420	
E-mail:		
Attorney Registra	ation No.:	
	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.: R0640069

Category: Valuation Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land \$202,400.00 Improvements \$731,800.00 Total \$934,200.00

4. The Board concurs with the Stipulation.

## **ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 11<sup>th</sup> day of January, 2002.

This decision was put on the record

January 10, 2002

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

Mark R Lipné

Docket Number 38439

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

Mark R Lipné

SEAL

## BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number(s): 38439 County Schedule Number: R0640069	
STIPULATION (As To Tax Year 2001 Actual Value)	
McDonalds's Corporation Petitioner(s)	2
VS.	3: 2 3: 2 3: 2
LARIMER COUNTY BOARD OF EQUALIZATION, Respondent	50 7.5 50

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2001 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: A 4,152 sf, Masonry fast food restaurant, built in 1976 and Remodeled in 1990. It is located at 1250 W. Elizabeth St. in Fort Collins, Colorado.
- 2. The subject property is classified a **COMMERCIAL** property.
- 3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$ 202,400
Improvement	\$ 785,600
Total	\$ 988,000

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

Land	\$ 202,400
Improvement	\$ 785,600
Total	\$ 988,000

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following tax year **2001** actual value for the subject property.

Land	\$ 202,400
Improvement	\$ 731,800
Total	\$ 934.200

- 6. The valuations, as established above, shall be binding only with respect to tax year 2001.
- 7. Brief narrative as to why the reduction was made:

Agent for petitioner entered into negotiations and presented documentation to warrant a reduction in value based on the market and income approaches to value.

8. Both parties agree that the hearing before the Board of Assessment Appeals which has not been scheduled to date, has been stipulated to.

DATED this 27<sup>th</sup> day of December, 2001

Consultus Asset Valuation Petitioner(s) Representative

Address:

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KATHAY RENNELS, CHAIR OF THE LARIMER COUNTY BOARD OF EQUALIZATION

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