

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>MCDONALD'S CORPORATION,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>LARIMER COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Consultus Asset Valuation Address: 7445 E. Peakview Ave. Englewood, CO 80111 Phone Number: (303) 770-2420 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 38440</b></p>
<p><b>ORDER ON STIPULATION</b></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:

**County Schedule No.: R1296990 and R1474987**  
**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	\$ 917,300.00
Improvements	<u>\$ 342,560.00</u>
Total	<u>\$1,259,860.00</u>

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

Penny S. Bunnell  
Penny S. Bunnell

Docket Number 38440

**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(s): 38440  
County Schedule Number: R1296990 / R1474987

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**STIPULATION (As To Tax Year 2001 Actual Value)**

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**McDonald's CORP**  
Petitioner(s)

vs.

**LARIMER COUNTY BOARD OF EQUALIZATION,**  
Respondent

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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:  
6,366 sf Fast Food Restaurant of Good quality and a separate parking lot parcel located at 4525 S. College Avenue at Harmony Road in Fort Collins, Colorado. For the purposes of this stipulation, the value change will ONLY occur on 1 parcel – R1296990. The value of the parking lot parcel will remain the same.
2. The subject property is classified a COMMERCIAL property.
3. The County Assessor originally assigned the following actual value on the subject property:

Land	\$	1,058,500
Improvement	\$	<u>475,000</u>
Total	\$	1,533,500

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

:

Land	\$	1,058,500
Improvement	\$	<u>475,000</u>
Total	\$	1,533,500

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	\$	917,300
Improvement	\$	<u>342,560</u>
Total	\$	1,259,860

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. The hearing date is pending and both parties agree that any hearing scheduled before the Board of Assessment Appeals be vacated.

**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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