

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner: MCDONALDS CORP., v. Respondent: WELD COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Jack P. Hanna CBIZ Property Tax Solutions, Inc. Address: P.O. Box 2798 Littleton, CO 80161-2798 Phone Number: 303.850.9945	Docket Number: 41322
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.: 131310100034

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$ 612,660.00
Improvements:	<u>\$ 737,340.00</u>
Total:	\$1,350,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

The Weld County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 4th day of October, 2004.

This decision was put on the record

October 1, 2004

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keeta K. Steele
Keeta K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 91322
Single County Schedule Number 131310100034 / R5610186

STIPULATION (As To Tax Year 2003 Actual Value)

Mc DONALD'S CORP. % CBIZ Property Solutions

Petitioner(s),

vs.

Weld COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move that arbitration of the property in question be hereby resolved.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:
A Commercial Fast Food Business of 5880 SQ.FT. on Approx. 201,000 SQ.FT. of Land. IT IS A MCDONALD'S Franchise WITH Excess Land used for truck parking.

2. The subject property is classified as Commercial property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	<u>805,320</u>	.00
Improvements	\$	<u>744,680</u>	.00
Total	\$	<u>1,550,000</u>	.00

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

Land	\$	<u>805,320</u>	.00
Improvements	\$	<u>744,680</u>	.00
Total	\$	<u>1,550,000</u>	.00

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STATE OF COLORADO

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$	<u>612,660</u>	.00
Improvements	\$	<u>737,340</u>	.00
Total	\$	<u>1,350,000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:
The Excess Land WAS reduced TO reflect A more realistic MARKET VALUE. Additionally the ACTUAL AREA ASSOCIATED WITH THE MCDONALD'S RESTAURANT WAS CONSIDERED EXCESSIVE AND THEREFORE ALSO ADJUSTED.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on OCTOBER 14TH (date) at 8:30 AM (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 25TH day of August 2004.
JACU P. HANNA
Petitioner(s) or Attorney
AGENT

Cyndy Yeaung #13241
Asst County Attorney for Respondent,
Board of Equalization

Address:
CBIZ PROPERTY TAX SOLUTIONS, INC.
P.O. Box 2798
LITTLETON, CO 80161

Address:
915 10th St
P.O. Box 758
Greeley, CO 80632

Telephone: 303-850-9945

Telephone: 970-356-4000x4391

[Signature]
County Assessor

Address:
1400 N. 17TH AVENUE
Greeley, Co.
80631

Docket Number 41322
StipCnty.mst

Telephone: 970-353-3845

Single Schedule No. 131310100034
R5610186