

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45680
Petitioner: MCDONALD'S CORPORATION, v. Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS.	
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.: R0433135A

Category: Abatement Property Type: Commercial Real

2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$2,000,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 26th day of October 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 25, 2007

Karen E Hart

Karen E. Hart

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

Debra A. Baumbach

Debra A. Baumbach

Heather Heinlein

Heather Heinlein



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

MCDONALD'S CORPORATION,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: 45680

Schedule No.: R0433135

STIPULATION (As to Abatement/Refund for Tax Year 2004)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 1, Brown Point Filing 1, 2nd Amend. Total Acreage 2.565 AM/L.

2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2004:

Land	\$1,206,699
Improvements	\$ 893,301
Total	\$2,100,000

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

Land	\$1,206,699
Improvements	\$ 893,301
Total	\$2,100,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax year 2004 actual value for the subject property:

Land	\$1,206,699
Improvements	\$ 793,301
Total	\$2,000,000

6. The valuations, as established above, shall be binding only with respect to tax year 2004.


7. Brief narrative as to why the reduction was made:


Further review of cost approach warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 11, 2007 at 1:00 p.m. be vacated.

DATED this 21 day of SEPTEMBER, 2007.

JASON


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Docket Number 45680