

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48366</b>
Petitioner: <b>MC DONALDS CORPORATION,</b>  v.  Respondent: <b>LARIMER COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R1442180**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  
  

**Total Value:            \$810,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 8th day of May 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 7, 2008

*Karen E Hart*

Karen E. Hart

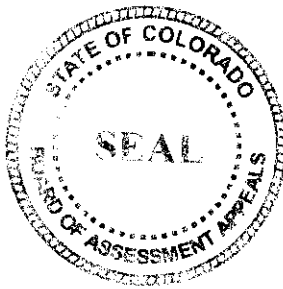
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Toni Rigirozzi*

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number(s): 48366

County Schedule Number : R1442180/PARCEL #95104-61-002

**STIPULATION (As To Tax Year 2007 Actual Value)-**

Petitioner(s) MCDONALDS CORPORATION

vs.

LARIMER COUNTY BOARD OF EQUALIZATION,  
Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2007 tax year valuation of the subject property. Petitioner(s) and Respondent 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 McDonald's fast food restaurant, that was built in 1974, remodeled in 1995, and is located at 1809 W Eisenhower Blvd in Loveland Colorado.
2. The subject property is classified as a Commercial Property.
3. The County Assessor originally assigned the following actual value to the subject property:

Land	\$	463,600
Improvements	\$	511,400
Total	\$	<u>975,000</u>

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

Land	\$	463,600
Improvements	\$	511,400
Total	\$	<u>975,000</u>

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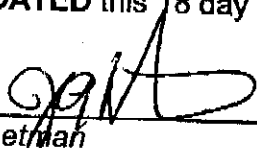
STATE OF COLORADO  
COUNTY OF LARIMER

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2007.

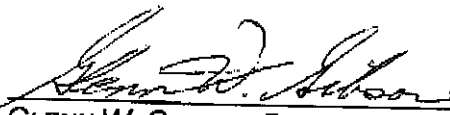
Land	\$	463,600
Improvements	\$	346,400
Total	\$	<u>810,000</u>

- 6. The valuations, as established above, shall be binding only with respect to tax year 2007.
- 7. Brief narrative as to why the reduction was made: After further review of the cost, market and income approaches to value, it was determined that a value of \$810,000 correctly reflects the market value of the subject property as of the June 31, 2006 appraisal date.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 29<sup>th</sup>, 2008 be vacated.

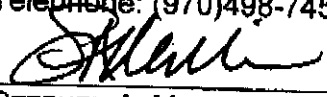
DATED this 18 day of March, 2008

  
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 Jason Letman  
 Petitioner(s) Representative

Address:  
 CONSULTUS ASSET VALUATION  
 16-A INVERNESS PLACE EAST  
 ENGLEWOOD, CO 80112

  
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 GLENN W. GIBSON, CHAIR OF THE  
 LARIMER COUNTY BOARD OF EQUALIZATION

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