BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

MCDONALDS CORPORATION -

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

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.:06324-00-040-000+1Category:ValuationProperty Type:Commercial

- 2. Petitioner is protesting the 2015 actual value of the subject property.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$1,800,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 actual value of the subject property, as set forth above.

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

Docket Number: 67692

DATED AND MAILED this 11th day of April 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries Dura a. Baumbach

Diane M. DeVries

Debra A. Baumbach

6. Katardzic

of Assessment Appeals.

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

Gordana Katardzic



STATE OF COLORADO BD OF ASSESSMENT APPEALS

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BOARD OF ASSESSMENT APPEALS	
STATE OF COLORADO	
1313 Sherman Street, Room 315	
Denver, Colorado 80203	-
Petitioner:	
MCDONALDS CORPORATION	Docket Number:
	Docket Number;
V.	67692
Respondent:	07092
Respondent.	Schedule Number:
DENVER COUNTY BOARD OF EQUALIZATION	Concoule Humber.
Attorney for Denver County Board of Equalization of the	06324-00-040-000+1
City and County of Denver	
City Attorney	
Charles T. Solomon #26873	
Assistant City Attorney	
201 West Colfax Avenue, Dept. 1207	
Denver, Colorado 80202	
Telephone: 720-913-3275	
Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2015 AC	IUAL VALUE

Petitioner, MCDONALDS CORPORATION, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2015 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:

7075 E Hampden Ave Denver, Colorado 2. The subject property is classified as commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2015.

-090 Land Improvements Total	\$ \$ \$	269,600.00 <u>1,458,000.00</u> 1,727,600.00
-040 Land Improvements Total	\$\$\$	182,900.00 <u>20,900.00</u> 203,800.00

4. After appeal to the Board of Equalization of the City and County of Denver, the Board of Board of Equalization of the City and County of Denver valued the subject property as follows:

-090 Land Improvements Total	\$} \$} \$}	269,600.00 <u>1,458,000.00</u> 1,727,600.00
-040 Land Improvements Total	\$ \$ \$	182,900.00 <u>20,900.00</u> 203,800.00

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2015.

-090	
Land	\$ 269,600.00
Improvements	\$ 1,326,600.00
Total	\$ 1,596,200.00

-040	
Land	\$ 182,900.00
Improvements	\$ 20,900.00
Total	\$ 203,800.00

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

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

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A review of the income and expenses and occupancy of the subject property indicated a reduction in the value of the subject property.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

, 2016. DATED this dav of

Agent/Attorney/Petitioner

By:

Jason/Letman Consultus Asset Valuation 68 Inverness Lane East #105 Englewood, CO 80112 Telephone: 303-770-2420 Board of Equalization of the City and County of Denver

By:

Charles T. Solomon #26873 201 West Colfax Avenue, Dept. 1207 Denver, CO 80202 Telephone: 720-913-3275 Docket No: 67692