BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315

Denver, Colorado 80203

Petitioner:

MCDONALDS REAL ESTATE COMPANY

v.

Respondent:

LARIMER COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

Docket Number: 75842

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R0737275

Category: Valuation/Protest Appeal Property Type: Commercial

- 2. Petitioner is protesting the 2019 actual value of the subject property.
- 3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$1,325,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 10th day of December 2019.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Dura a. Baumbach

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

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

STATE OF COLORADO

2019 NOV 13 PM 4: 00

Docket Number(s):75842

County Schedule Number: R0737275, Parcel Number: 95013-19-006

STIPULATION (As To Tax Year 2019 Actual Value)-

McDonalds Real Estate Company 1822 Skyway Dr, Unit N Longmont, CO 80504

VS.

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the <u>2019</u> 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 fast food restaurant, which is located in Loveland, Colorado.
- 2. The subject property is classified as a <u>Commercial</u> property.
- 3. The County Assessor originally assigned the following actual value to the subject property:

Land \$ 336,500 Improvements \$ 1,079,700 Total \$ 1,416,200

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

Land \$ 336,500 Improvements \$ 1,020,500 Total \$ 1,357,000 5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2019.

Land	\$ 336,500
Improvements	\$ 988,500
Total	\$ 1,325,000

- 6. The valuations, as established above, shall be binding only with respect to tax year 2019.
- 7. Brief narrative as to why the reduction was made: Adjstments made to account for fair and equitable valuation with other fast food restaurants in the area. The Petitioner and Respondent agreed.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment be vacated.

DATED this 23th day of September 2019

Jason	Le	lman,	Consultus	Asset	Valuation
Petitio	ner	(s)'s	Representa	tive	

TOM DONNELLEY LARIMER COUNTY BOARD OF EQUALIZATION

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