

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 80340
Petitioner: MCDONALDS CORP. v. Respondent: BROOMFIELD COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R8865120
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2020 actual value of the subject property.
3. The parties agreed that the 2020 actual value of the subject property should be reduced to:

Total Value: \$1,915,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2020 actual value of the subject property, as set forth above.

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

DATED this 1st day of March 2021.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

Martha Hernandez Sanchez
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 80340**

STIPULATION (As To Tax Year 2020 Actual Values)

MCDONALDS CORP.

Petitioner,

v.

BROOMFIELD COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2020 valuation of the subject property and jointly moves the Board of Assessment Appeals to enter its Order based on this Stipulation. A discussion between the Petitioner and Respondent has resulted in the following agreement:

Subject property is classified as Commercial Land and described as follows: Atlas Industrial Park Replat No 5 Lot: 1 Block: 1. Physical address 595 Hwy 287, Broomfield, Colorado. County Schedule Number is R8865120.

A brief narrative as to why the reduction was made: Building size adjustment used in Sales Approach

The Parties have agreed that the 2020 actual value of the subject property should be reduced as follows:

R8865120 VALUE	ORIGINAL	NEW VALUE (TY 2020)
Land	\$ 622,860	Land \$ 622,860
Improvements	\$ 1,404,840	Improvements \$ 1,292,140
Personal Property	\$ 0	Personal Property \$ 0
Total	\$ 2,027,700	Total \$ 1,915,000

The valuations, as established above, shall be binding only with respect to tax year 2020. Both Parties agree that a hearing before the Board of Assessment Appeals is unnecessary.


DATED this 25th day of February, 2021.



Petitioner Representative
Consultus Asset Valuation
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Christine Francescani, #44665
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Broomfield Board of
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303-438-6258



Sandy Herbison
Broomfield County Assessor
One DesCombes Drive
Broomfield, CO 80020
303-438-6217

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing STIPULATION (As to Tax Year 2020 Actual Value) was Emailed this 1st day of March, 2021, addressed to the following:

Board of Assessment Appeals
Room 315
1313 Sherman Street
Denver, CO 80203
Email: baa@state.co.us

/s/ Kelli Cole
Legal Administrative Assistant

Schedule No. R8865120
BAA Docket No. 80340
Petitioner: McDonalds Corp.