

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61307
Petitioner: VALERO DIAMOND METRO INC., v. Respondent: LARIMER 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.: R1294725

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$420,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 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 5th day of February 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

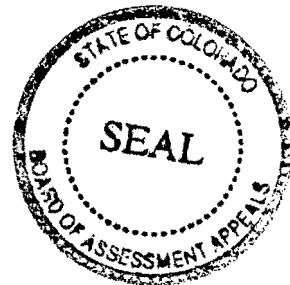
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO STATE OF COLORADO
BD OF ASSESSMENT APPEALS

Docket Number(s): 61307
County Schedule Number : R1294725

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STIPULATION (As To Tax Year 2012 Actual Value)

VALERO DIAMOND METRO, INC.
POPP HUTCHESON, PLCC (AGENT)

Petitioner

vs

LARIMER COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this stipulation regarding the 2012 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:
Schedule Number: R1294725, Parcel Number: 97224-16-009
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	\$	262,400
Improvements	\$	448,500
Total	\$	<u>710,900</u>

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

Land	\$	262,400
Improvements	\$	211,600
Total	\$	<u>474,000</u>

5. After further review and negotiation, the Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 2012.

Land	\$	262,400
Improvements	\$	157,600
Total	\$	<u>420,000</u>

6. The valuations, as established above, shall be binding only with respect to tax year 2012.
7. Brief narrative as to why the reduction was made: After review of the cost, market and income approaches to value, it was determined that the subject property was overvalued. It was determined that a fair and equitable value for the subject is \$420,000
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 2/25/2013 be vacated.

DATED this 14th day of January 2013



Petitioner(s) Representative

Address:

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STEVE JOHNSON, CHAIR OF THE
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