

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61310</b>
Petitioner: <b>DIAMOND SHAMROCK STATIONS INC.,</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.: R1307312+2**

**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:            \$652,180**

(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 3rd day of April 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*  
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Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

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BO OF ASSESSMENT APPEALS

Docket Number(s): 61310

County Schedule Number : R1307312, R1307339, R1307347

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**STIPULATION (As To Tax Year 2012 Actual Value)**

**DIAMOND SHAMROCK STATIONS 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: R1307312, Parcel Number: 95243-20-001  
     Schedule Number: R1307339, Parcel Number: 95243-20-002  
     Schedule Number: R1307347, Parcel Number: 95243-20-003
2. The subject property is classified as a Commercial property.
3. The County Assessor originally assigned the following actual value to the subject property:

	Schedule Number R1307312	Schedule Number R1307339	Schedule Number R1307347
Land	\$369,700	\$117,180	\$70,000
Improvements	\$205,300	\$0	\$0
<b>Total</b>	<b>\$575,000</b>	<b>\$117,180</b>	<b>\$70,000</b>

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

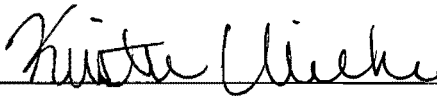
	Schedule Number R1307312	Schedule Number R1307339	Schedule Number R1307347
Land	\$305,300	\$117,180	\$60,000
Improvements	\$269,700	\$0	\$0
<b>Total</b>	<b>\$575,000</b>	<b>\$117,180</b>	<b>\$60,000</b>

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

	Schedule Number R1307312	Schedule Number R1307339	Schedule Number R1307347
Land	\$369,700	\$117,180	\$60,000
Improvements	<u>\$105,300</u>	<u>\$0</u>	<u>\$0</u>
Total	\$475,000	\$117,180	\$60,000

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 Schedule Number: R1307312 was overvalued. It was determined that a fair and equitable value for the Schedule Number: 1307312 is \$475,000. Schedule Number: R1307339 and R1307347 are both vacant land parcels fairly valued at \$5.00 per square foot. Schedule Number 1307347 was lowered to \$60,000 from \$70,000 at the Board of Equalization hearing on August 3, 2012.
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 2/26/2013 be vacated.

**DATED** this 14th day of January 2013



Petitioner(s) Representative

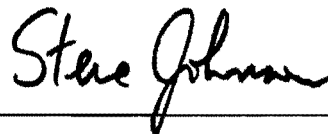
Address:

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STEVE JOHNSON, CHAIR OF THE  
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