

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61318
Petitioner: DIAMOND SHAMROCK STATIONS INC., v. Respondent: EL PASO 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.: 74112-30-017

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: \$287,067

(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 El Paso County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 15th 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

CJM



2013 FEB -8 AM 9:38

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 61318
Single County Schedule Number: 74112-30-017

STIPULATION (As to Tax Year 2012 Actual Value)

DIAMOND SHAMROCK STATIONS INC

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2012 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

LENGTHY - SEE ATTACHED

2. The subject property is classified as COMMERCIAL property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2012:

Land:	\$220,960.00
Improvements:	\$196,990.00
Total:	\$417,950.00

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

Land:	\$220,960.00
Improvements:	\$196,990.00
Total:	\$417,950.00

Single Schedule No.

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

Land:	\$220,960.00
Improvements:	\$66,107.00
Total:	\$287,067.00

6. The valuation, as established above, shall be binding only with respect to tax year 2012.

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

FUNCTIONAL OBSOLESCENCE AND REMAINING ECONOMIC LIFE CONTRIBUTED TO THE DOWNWARD ADJUSTMENT.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on APRIL 3 at 2013

be vacated; or, ___ (check if appropriate) a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 7TH day of FEBRUARY

x Kristen Wiehe
Petitioner(s)
By: KRISTEN WIEHE

Steve Klum
County Attorney for Respondent,
Board of Equalization

Address:
POPP HUTCHESON PLLC
1301 S. MOPAC, SUITE 430
AUSTIN, TEXAS 78746

Address: 200 S. Cascade Ave. Ste. 150
Colorado Springs, CO 80903-2208

Telephone: 512) 473-2661

Telephone: (719) 520-6285

[Signature]
County Assessor

Address: 1675 West Garden of the Gods Rd. Suite 2300
Colorado Springs, CO 80907

Telephone: (719) 520-6600

Docket Number: 61318
StipCnty.mst

Single Schedule No.

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ASSESSOR PROPERTY APPRAISAL INFORMATION EL PASO COUNTY

Parcel No: 74112-30-017

Master Parcel No: 74112-30-014

Owner: DIAMOND SHAMROCK STATIONS INC
C/O VALERO ENERGY CORP
ATTN AD VALOREM TAX DEPT.
PO BOX 690110
SAN ANTONIO, TX 78269-0110

Location: 2715 COLORADO AVE W

Legal Description: LOTS 5 THRU 11, PT OF LOT 12 DESC AS FOLLS BEG AT PT ON NELY LN OF LOT 13, WHICH PT IS 5.0 FT ELY FROM NW COR OF LOT 13, WLY ALG NELY LN OF LOTS 12, 13, 35.0 FT WDC NW COR OF LOT 12, SLY ALG WLY LN OF LOT 12, 12.0 FT TO SW COR OF LOT 12, NELY ON STRAIGHT LN TO POB ABL IN BLK 186 COLORADO CITY

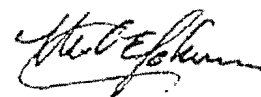
Txd	Levy	Neighborhood	Plat	Create Date
FBC	60.331	211	511	10/31/1994

Year Built	Base-Ment	Stories	Units	Use Code	Area	Assessed Value	Market Value	Appraisal Date
Land:				2112	233825	64980	220960	7/12
Imp: 1989	1.0	0	0	CM	1568	47090	141688	7/12
Imp: 1989	1.0	0	0	CW	625	16040	55302	7/12
Totals:						121210	417950	

Taxing Entities

Entity	Mill Rate
EL PASO COUNTY	7.663
CITY OF COLORADO SPRINGS	4.279
COLO SPGS SCHOOL NO. 11	43.445
PIKES PEAK LIBRARY	4.000
SOUTHEASTERN COLO WATER CONSERVANCY	0.944
2012 Tax Rate:	60.331 mills

Mark Lowderman
Assessor, El Paso County



Please note that appraisal records are subject to change without notification.

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