

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61320</b>
Petitioner: <b>DIAMOND SHAMROCK STATIONS INC.,</b>  v.  Respondent: <b>EL PASO 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.: 73252-07-034**

**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:            \$297,930**  
 (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

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

*CM*

\_\_\_\_\_  
Cara McKeller



2013 FEB -8 AM 9:38

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 61320

Single County Schedule Number: 73252-07-034

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STIPULATION (As to Tax Year 2012 Actual Value)

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DIAMOND SHAMROCK STATIONS INC.

Petitioner(s),

vs.

EL PASO COUNTY BOARD OF EQUALIZATION,

Respondent

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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:

LOT 1 BLK 1 WESTECH CENTER COLO SPGS

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:	\$244,243.00
Improvements:	\$240,837.00
Total:	\$485,080.00

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

Land:	\$244,243.00
Improvements:	\$240,837.00
Total:	\$485,080.00

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:	\$244,243.00
Improvements:	\$53,687.00
Total:	\$297,930.00

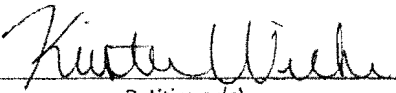
6. The valuation, as established above, shall be binding only with respect to tax year 2012.

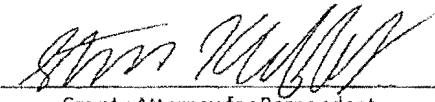
7. Brief narrative as to why the reduction was made:

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 4, 2013 at 8:30 A.M. 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   
Petitioner(s)  
By: KRISTEN WIEHE

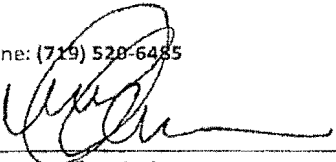
  
County Attorney for Respondent,  
Board of Equalization

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County Assessor

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Colorado Springs, CO 80907

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