

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61329
Petitioner: VALERO DIAMOND METRO 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.: 65141-03-020

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: \$213,924

(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: 61329
Single County Schedule Number: 65141-03-020

STIPULATION (As to Tax Year 2012 Actual Value)

VALERO DIAMOND METRO 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:	\$186,244.00
Improvements:	\$122,052.00
Total:	\$308,926.00

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

Land:	\$186,244.00
Improvements:	\$122,052.00
Total:	\$308,926.00

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:	\$186,244.00
Improvements:	\$27,680.00
Total:	\$213,924.00

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 8, 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



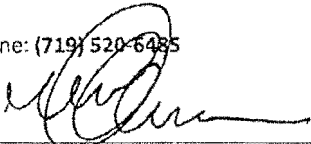
County Attorney for Respondent,
Board of Equalization

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

Telephone: (512) 473-2661

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

Telephone: (719) 520-6485



County Assessor

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

Telephone: (719) 520-6600

Docket Number: 61329
StipCnty.mst

Single Schedule No.

ASSESSOR PROPERTY APPRAISAL INFORMATION EL PASO COUNTY

Parcel No: 65141-03-020

Master Parcel No:

Owner: VALERO DIAMOND METRO INC
ATTN REAL ESTATE DEPT
1 VALERO WAY
SAN ANTONIO, TX 78249-1615

Location: 205 MAIN ST

Legal Description: THAT PART OF BLK 14 AS FOLS, BEG AT MOST WLY
COR OF SD BLK, NELY ALG SLY LN OF MAIN ST
215.0 FT, ANG R 90< SELY 165.0 FT, ANG R
90< SWLY 215.0 FT, ANG R 90< NWLY 165.0 FT
TO POB SECURITY ADD 6

Txd	Levy	Neighborhood	Plat	Create Date
DDM	74.760	219	1446	

Year Built	Base Ment	Stories	Units	Use Code	Area	Assessed Value	Market Value	Appraisal Date
Land:				2112	35475SF	54010	186244	7/12
Imp: 1970	1.0	0		CM	950	35400	122052	7/12
Totals:						89410	308296	

Sales:	Date	Sale Price	Doc Fee	Reception #	Book	Page	Sale Code	# Parcels
	09/20/1998		0.00	99147796				0
	07/25/2006		0.00	206108655	01	0		0

Taxing Entities

	Mill Rate
EL PASO COUNTY	7.663
WIDEFIELD SCHOOL NO 3	49.307
SECURITY FIRE PROTECTION	10.001
SECURITY SANITATION	0.898
SECURITY WATER	5.947
SOUTHEASTERN COLO WATER CONSERVANCY	0.944
EL PASO COUNTY CONSERVATION	

2012 Tax Rate: 74.760 mills

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

Mark Lowderman
Assessor, El Paso County

Printed: 02/06/2013 By: PAYNE

