

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61272</b>
Petitioner: <b>DIAMOND SHAMROCK STATIONS INC.,</b>  v.  Respondent: <b>DOUGLAS 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.: R0378302**

**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:            \$838,940**

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

**DATED AND MAILED** this 8th day of March 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



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>2013 MAR -1 AM 10:46</b>
Petitioner:  <b>DIAMOND SHAMROCK STATIONS, INC.</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION</b>	Docket Number: <b>61272</b>  Schedule No.: <b>R0378302</b>
Attorney for Respondent:  Robert D. Clark, Reg. No. 8103 Senior Assistant County Attorney Office of the County Attorney Douglas County, Colorado 100 Third Street Castle Rock, Colorado 80104 Phone Number: 303-660-7414 FAX Number: 303-688-6596 E-mail: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a>	
<b>STIPULATION (As to Tax Year 2012 Actual Value)</b>	

Petitioner 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.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
  
Lot 8 Maclachlan Sub 1. 1.02 AM/L
2. The subject property is classified as Commercial property.

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

Land	\$444,310
Improvements	<u>\$432,977</u>
Total	\$877,287

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

Land	\$444,310
Improvements	<u>\$432,977</u>
Total	\$877,287

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

Land	\$444,310
Improvements	<u>\$394,630</u>
Total	\$838,940

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:

Classification change and recalculation of the cost approach data and limited market sales indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 6, 2013 at 8:30 be vacated.

DATED this 28th day of February, 2013

Kristen Wiehe  
KRISTEN WIEHE  
Agent for Petitioner  
Popp Hutcheson, PLLC  
1301 S. Mopac, Suite 430  
Austin, TX 78746  
512-473-2661

Robert D. Clark  
ROBERT D. CLARK, #8103  
Senior Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 61272