

**2019**  
**ROUTT COUNTY BOARD OF EQUALIZATION**  
**Hearing Date: August 05, 2019, 4:30pm**

**Account:** P0254242  
**Legal:** DISCOUNT RETAIL STORE - PP ACCT  
**Owner:** WALMART STORES INC #1808  
**Appraisal Date:** June 30, 2018  
**Assessment Date:** January 1, 2019  
**Property Type:** Retail-Personal Property

**Value Appraised: Value in Use**

As applied to personal property, the concept of *Value in Use* implies that equipment is installed and in continual use for generating income or performing its function. *Value in Use* usually sets the upper limit of value and is the concept used with the cost approach. The following tests are used to determine whether the concept of *Value in Use* applies to industrial machinery and equipment:

- The machine is installed.
- The highest and best use is as installed for the purpose of producing income or a product or service.
- The machine is employed; that is, it is part of the business enterprise used to produce income.
- The machine is state of the art or a percentage of its productivity is measurable and economical; that is, operation is economically feasible.

2019 Original Assessor Value: **\$ 1,276,160. Value not adjusted at assessor level appeal.**

**Appeal Summary:** Walmart has protested the value of their Personal Property in Routt County stating “Over valuation of the personal property, value does not take into account external and additional physical obsolescence typical to big box retailers in today’s economy”

**Discussion:** The issue at hand is “overvaluation of the personal property, value does not take into account external and additional physical obsolescence typical to big box retailers in today’s economy.”

This is a depiction of an issue of competition, represented in more densely populated metro areas. The Wal-Mart located at 1805 Central Park Drive here in Steamboat Springs being the one and only “Big Box” store in the entire county of Routt. The next closest “Big Box” store/competitor being another Wal-Mart store 45 miles away at 2000 W. Victory Way in Moffat County. Both of these particular stores are currently **the only** “Big Box” stores in each county. Rendering, in this instance, the external obsolescence issue non-existent.

In regards to the second issue, physical obsolescence, recognizing the newly created depreciation tables provided in the Wal-Mart vs El Paso County Appraisal. Routt County values Personal Property in accordance with Colorado law and procedures published by the Division of Property Taxation.

**Recommendation:** Denied. All Personal Property accounts in Routt County are valued in accordance with Colorado law and procedures using the most current depreciation tables published by the Colorado Division of Property Taxation. Walmart has not provided any information or data to substantiate the claim of “Over valuation of the personal property, value does not take into account external and additional physical obsolescence typical to big box retailers in today’s economy.”

**Appraiser:** Cathy Hutchinson  
Licensed Ad Valorem Appraiser  
AV100037349