



## Filing Receipt

**Received - 2021-07-19 03:07:03 PM**  
**Control Number - 52195**  
**ItemNumber - 51**

SOAH DOCKET NO. 473-21-2606  
PUC DOCKET NO. 52195

APPLICATION OF EL PASO § BEFORE THE STATE OFFICE  
ELECTRIC COMPANY TO CHANGE § OF  
RATES § ADMINISTRATIVE HEARINGS

EL PASO ELECTRIC COMPANY'S RESPONSE TO  
COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION  
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-48

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APPLICATION OF EL PASO	§	BEFORE THE STATE OFFICE
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QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-48

STAFF 1-1:

**Taxes Other Than Income Taxes**

Please provide a copy of the Texas Franchise Tax Form due to the Texas Comptroller of Public Accounts on May 15, 2020. If the Company has prepared a draft of the Texas Franchise Tax form to be filed by May 15, 2020 [2021], provide a copy of such draft. If the Company has filed for an extension, provide a copy of the request for an extension.

RESPONSE:

Please see Staff 1-1, Attachment 1 - Confidential for the Texas Franchise Tax Return for report year 2020. Please see Staff 1-1, Attachment 2 – Confidential for the request for an extension for the 2021 Texas Franchise Tax form.

Preparer: Tamera Henderson

Title: Manager – Tax

Sponsor: Sean M. Ihorn

Title: Director – Tax



EL PASO ELECTRIC COMPANY

SOAH Docket No. 473-21-2606

PUC Docket No. 52195

STAFF'S 1st, Q. No. STAFF 1-1

Attachment 1

PUBLIC

STAFF 1-1 Attachment 1 is CONFIDENTIAL.

EL PASO ELECTRIC COMPANY

SOAH Docket No. 473-21-2606

PUC Docket No. 52195

STAFF'S 1st, Q. No. STAFF 1-1

Attachment 2

PUBLIC

STAFF 1-1 Attachment 2 is CONFIDENTIAL.

SOAH DOCKET NO. 473-21-2606  
PUC DOCKET NO. 52195

APPLICATION OF EL PASO	§	BEFORE THE STATE OFFICE
ELECTRIC COMPANY TO CHANGE	§	OF
RATES	§	ADMINISTRATIVE HEARINGS

EL PASO ELECTRIC COMPANY'S RESPONSE TO  
COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION  
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-48

STAFF 1-2:

**Taxes Other Than Income Taxes**

Provide copies of the quarterly Texas Gross Receipts Tax Reports that were filed during the test year and for each quarter subsequent to the test year.

RESPONSE:

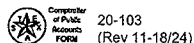
Please see Staff 1-2, Attachment 1.

Preparer: Tamera Henderson

Title: Manager – Tax

Sponsor: Sean M. Ihorn

Title: Director – Tax



20-103  
(Rev 11-18/24)

# Texas Miscellaneous Gross Receipts Tax Report

## Gas, Electric Light, Electric Power or Water Works Plants

a. T Code ☒ 23100 \* Type or print.

c Taxpayer number  
☒ 1-74-0607870-3

d. Taxable receipts for previous quarter ending  
**QTR ENDING 12/31/2019**

f Due date  
**01/31/2020**

g Name and mailing address (Make any necessary name or address changes below )

**EL PASO ELECTRIC COMPANY**  
**PO BOX 982 C/O TAX DEPT**  
**EL PASO TX 79960-0001**

**2H90**

### h. IMPORTANT

Blacken this box if your mailing address has changed. Show changes by the preprinted information. ☒ 1.

Blacken this box if you are no longer in business and write in the date you went out of business. ☒ 2.

Month Day Year

See the instructions on the back for completing this report.

Population Bracket	Taxable Receipts	Tax Rate	Tax Due (Multiply Taxable Receipts by Rate)
<b><u>GAS</u></b>			
1. 1,000-2,499 <input checked="" type="checkbox"/>		.00581	1. <input checked="" type="checkbox"/>
2. 2,500-9,999 <input checked="" type="checkbox"/>		.01070	2. <input checked="" type="checkbox"/>
3. OVER 9,999 <input checked="" type="checkbox"/>		.01997	3. <input checked="" type="checkbox"/>
4. Total tax due for gas (Total of Items 1, 2 and 3)			4. <input checked="" type="checkbox"/>
<b><u>ELECTRICITY</u></b>			
5. 1,000-2,499 <input checked="" type="checkbox"/>	<b>1,999,567.43</b>	.00581	5. <input checked="" type="checkbox"/> <b>11,617.49</b>
6. 2,500-9,999 <input checked="" type="checkbox"/>	<b>681,417.37</b>	.01070	6. <input checked="" type="checkbox"/> <b>7,291.17</b>
7. OVER 9,999 <input checked="" type="checkbox"/>	<b>109,888,920.87</b>	.01997	7. <input checked="" type="checkbox"/> <b>2,194,481.75</b>
8. Total tax due for electricity (Total of Items 5, 6 and 7)			8. <input checked="" type="checkbox"/> <b>2,213,390.41</b>
<b><u>WATER</u></b>			
9. 1,000-2,499 <input checked="" type="checkbox"/>		.00581	9. <input checked="" type="checkbox"/>
10. 2,500-9,999 <input checked="" type="checkbox"/>		.01070	10. <input checked="" type="checkbox"/>
11. OVER 9,999 <input checked="" type="checkbox"/>		.01997	11. <input checked="" type="checkbox"/>
12. Total tax due for water (Total of Items 9, 10 and 11)			12. <input checked="" type="checkbox"/>
13. TOTAL TAX DUE (Total of Items 4, 8 and 12)			13. <input checked="" type="checkbox"/> <b>2,213,390.41</b>
*** DO NOT DETACH ***			
14. Penalty due (See instructions)			14. <input checked="" type="checkbox"/>
15. Interest due (See instructions)			15. <input checked="" type="checkbox"/>
16. TOTAL AMOUNT DUE AND PAYABLE (Item 13 plus Item 14 and Item 15)			16. <input checked="" type="checkbox"/> <b>2,213,390.41</b>
<div style="display: flex; justify-content: space-between;"> <div>k. <input checked="" type="checkbox"/></div> <div>l. <input checked="" type="checkbox"/></div> </div>			
Taxpayer name <b>EL PASO ELECTRIC COMPANY</b> <div style="float: right;">EFT PAYOR</div>			

☒ T Code ☒ Taxpayer number ☒ Period

1-74-0607870-3 191

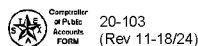
Make the amount in Item 16 payable to **State Comptroller.**

Mail to: Comptroller of Public Accounts  
P.O. Box 149361  
Austin, TX 78714-9361

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.

sign here ☒ Taxpayer or duly authorized agent  
**Rumel H. Ruben**  
Business phone **915-521-4653** Date **01/17/2020**

111 A



# Texas Miscellaneous Gross Receipts Tax Report

## Gas, Electric Light, Electric Power or Water Works Plants



You have certain rights under Chapters 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at the address or phone numbers listed on this form.

a. T Code <b>23100</b>	d. Taxable receipts for previous quarter ending <b>QTR ENDING 03/31/2020</b>	e.	f. Due date <b>04/30/2020</b>
c. Taxpayer number <b>1-74-0607870-3</b>			

g. Name and mailing address (Make any necessary name or address changes below)

**EL PASO ELECTRIC COMPANY**  
**PO BOX 982 C/O TAX DEPT**  
**EL PASO TX 79960-0001**

**2H90**

h. **IMPORTANT**

Blacken this box if your mailing address has changed. Show changes by the preprinted information. **1** ☐

Blacken this box if you are no longer in business and write in the date you went out of business. **2** ☐

Month Day Year

See the instructions on the back for completing this report.

Population Bracket	Taxable Receipts	Tax Rate	Tax Due (Multiply Taxable Receipts by Rate)
<b><u>GAS</u></b>			
1. 1,000-2,499		.00581	1.
2. 2,500-9,999		.01070	2.
3. OVER 9,999		.01997	3.
4. Total tax due for gas (Total of Items 1, 2 and 3)			4.
<b><u>ELECTRICITY</u></b>			
5. 1,000-2,499	<b>1,712,870.22</b>	.00581	5. <b>9,951.78</b>
6. 2,500-9,999	<b>542,203.00</b>	.01070	6. <b>5,801.57</b>
7. OVER 9,999	<b>83,748,396.63</b>	.01997	7. <b>1,672,455.48</b>
8. Total tax due for electricity (Total of Items 5, 6 and 7)			8. <b>1,688,208.83</b>
<b><u>WATER</u></b>			
9. 1,000-2,499		.00581	9.
10. 2,500-9,999		.01070	10.
11. OVER 9,999		.01997	11.
12. Total tax due for water (Total of Items 9, 10 and 11)			12.
13. TOTAL TAX DUE (Total of Items 4, 8 and 12)			13. <b>1,688,208.83</b>
<b>*** DO NOT DETACH ***</b>			
14. Penalty due (See instructions)			14.
15. Interest due (See instructions)			15.
16. TOTAL AMOUNT DUE AND PAYABLE (Item 13 plus Item 14 and Item 15)			16. <b>1,688,208.83</b>

k. ☐ l. ☐

Taxpayer name **EL PASO ELECTRIC COMPANY** **EFT PAYOR**

T Code Taxpayer number Period

1-74-0607870-3 191

Make the amount in Item 16 payable to **State Comptroller**

Mail to Comptroller of Public Accounts  
P O Box 149361  
Austin, TX 78714-9361

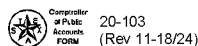
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief

Taxpayer or duly authorized agent

**sign here** *Russell G. Gibson*

Business phone **915-521-4653** Date **04/28/2020**

111 A



# Texas Miscellaneous Gross Receipts Tax Report

## Gas, Electric Light, Electric Power or Water Works Plants



You have certain rights under Chapters 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at the address or phone numbers listed on this form.

a. T Code <b>23100</b>	d. Taxable receipts for previous quarter ending <b>QTR ENDING 06/30/2020</b>	e.	f. Due date <b>07/31/2020</b>
c. Taxpayer number <b>1-74-0607870-3</b>			

g. Name and mailing address (Make any necessary name or address changes below)

**EL PASO ELECTRIC COMPANY**  
**PO BOX 982 C/O TAX DEPT**  
**EL PASO TX 79960-0001**

**2H90**

h. **IMPORTANT**

Blacken this box if your mailing address has changed. Show changes by the preprinted information. **1** ☐

Blacken this box if you are no longer in business and write in the date you went out of business. **2** ☐

Month Day Year

See the instructions on the back for completing this report.

Population Bracket	Taxable Receipts	Tax Rate	Tax Due (Multiply Taxable Receipts by Rate)
<b><u>GAS</u></b>			
1. 1,000-2,499		.00581	1.
2. 2,500-9,999		.01070	2.
3. OVER 9,999		.01997	3.
4. Total tax due for gas (Total of Items 1, 2 and 3)			4.
<b><u>ELECTRICITY</u></b>			
5. 1,000-2,499	<b>2,224,063.23</b>	.00581	5. <b>12,921.81</b>
6. 2,500-9,999	<b>809,979.32</b>	.01070	6. <b>8,666.78</b>
7. OVER 9,999	<b>125,473,271.80</b>	.01997	7. <b>2,505,701.24</b>
8. Total tax due for electricity (Total of Items 5, 6 and 7)			8. <b>2,527,289.83</b>
<b><u>WATER</u></b>			
9. 1,000-2,499		.00581	9.
10. 2,500-9,999		.01070	10.
11. OVER 9,999		.01997	11.
12. Total tax due for water (Total of Items 9, 10 and 11)			12.
13. TOTAL TAX DUE (Total of Items 4, 8 and 12)			13. <b>2,527,289.83</b>
<b>*** DO NOT DETACH ***</b>			
14. Penalty due (See instructions)			14.
15. Interest due (See instructions)			15.
16. TOTAL AMOUNT DUE AND PAYABLE (Item 13 plus Item 14 and Item 15)			16. <b>2,527,289.83</b>
Taxpayer name <b>EL PASO ELECTRIC COMPANY</b>			<b>EFT PAYOR</b>

T Code Taxpayer number Period

1-74-0607870-3 191

Make the amount in Item 16 payable to **State Comptroller**

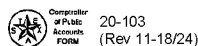
Mail to Comptroller of Public Accounts  
P O Box 149361  
Austin, TX 78714-9361

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief

Taxpayer or duly authorized agent  
**sign here** *Russell H. Gibson*

Business phone **915-521-4653** Date **07/31/2020**

111 A



**Texas Miscellaneous Gross Receipts Tax Report**  
**Gas, Electric Light, Electric Power or Water Works Plants**



*You have certain rights under Chapters 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at the address or phone numbers listed on this form.*

a. T Code ☒ 23100 • Type or print.

c Taxpayer number ☒ 1-74-0607870-3

d Taxable receipts for previous quarter ending ☒ QTR ENDING 09/30/2020

e ☒

f Due date ☒ 11/01/2020

g Name and mailing address (Make any necessary name or address changes below)

EL PASO ELECTRIC COMPANY  
PO BOX 982 C/O TAX DEPT  
EL PASO TX 79960-0001

2H90

h. **IMPORTANT**

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Blacken this box if you are no longer in business and write in the date you went out of business. → ☒ 2

Month Day Year

See the instructions on the back for completing this report.

Population Bracket	Taxable Receipts	Tax Rate	Tax Due (Multiply Taxable Receipts by Rate)
<b><u>GAS</u></b>			
1. 1,000-2,499 <input checked="" type="checkbox"/>		.00581	1. <input checked="" type="checkbox"/>
2. 2,500-9,999 <input checked="" type="checkbox"/>		.01070	2. <input checked="" type="checkbox"/>
3. OVER 9,999 <input checked="" type="checkbox"/>		.01997	3. <input checked="" type="checkbox"/>
4. Total tax due for gas (Total of Items 1, 2 and 3)			4. <input checked="" type="checkbox"/>
<b><u>ELECTRICITY</u></b>			
5. 1,000-2,499 <input checked="" type="checkbox"/>	2,601,063.29	.00581	5. <input checked="" type="checkbox"/> 15,112.18
6. 2,500-9,999 <input checked="" type="checkbox"/>	1,207,049.27	.01070	6. <input checked="" type="checkbox"/> 12,915.43
7. OVER 9,999 <input checked="" type="checkbox"/>	188,201,974.31	.01997	7. <input checked="" type="checkbox"/> 3,758,393.43
8. Total tax due for electricity (Total of Items 5, 6 and 7)			8. <input checked="" type="checkbox"/> 3,786,421.04
<b><u>WATER</u></b>			
9. 1,000-2,499 <input checked="" type="checkbox"/>		.00581	9. <input checked="" type="checkbox"/>
10. 2,500-9,999 <input checked="" type="checkbox"/>		.01070	10. <input checked="" type="checkbox"/>
11. OVER 9,999 <input checked="" type="checkbox"/>		.01997	11. <input checked="" type="checkbox"/>
12. Total tax due for water (Total of Items 9, 10 and 11)			12. <input checked="" type="checkbox"/>
13. TOTAL TAX DUE (Total of Items 4, 8 and 12)			13. <input checked="" type="checkbox"/> 3,786,421.04
*** DO NOT DETACH ***			
14. Penalty due (See instructions)			14. <input checked="" type="checkbox"/>
15. Interest due (See instructions)			15. <input checked="" type="checkbox"/>
16. TOTAL AMOUNT DUE AND PAYABLE (Item 13 plus Item 14 and Item 15)			16. <input checked="" type="checkbox"/> 3,786,421.04
Taxpayer name			k. <input checked="" type="checkbox"/>
EL PASO ELECTRIC COMPANY			l. <input checked="" type="checkbox"/>
			EFT PAYOR

☒ T Code ☒ Taxpayer number ☒ Period

1-74-0607870-3 191

Make the amount in Item 16 payable to **State Comptroller**

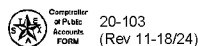
Mail to Comptroller of Public Accounts  
P O Box 149361  
Austin, TX 78714-9361

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief

sign here ☒ Taxp ☒ agent

Business phone 915-521-4653 Date 10/30/2020

111 A



# Texas Miscellaneous Gross Receipts Tax Report

## Gas, Electric Light, Electric Power or Water Works Plants



You have certain rights under Chapters 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at the address or phone numbers listed on this form.

a. T Code <b>23100</b>	d. Taxable receipts for previous quarter ending <b>QTR ENDING 12/31/2020</b>	e.	f. Due date <b>02/01/2021</b>
c. Taxpayer number <b>1-74-0607870-3</b>			

g. Name and mailing address (Make any necessary name or address changes below)

**EL PASO ELECTRIC COMPANY**  
**PO BOX 982 C/O TAX DEPT**  
**EL PASO TX 79960-0001**

**2H90**

h. **IMPORTANT**

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Month Day Year

See the instructions on the back for completing this report.

Population Bracket	Taxable Receipts	Tax Rate	Tax Due (Multiply Taxable Receipts by Rate)
<b><u>GAS</u></b>			
1. 1,000-2,499		.00581	1.
2. 2,500-9,999		.01070	2.
3. OVER 9,999		.01997	3.
4. Total tax due for gas (Total of Items 1, 2 and 3)			4.
<b><u>ELECTRICITY</u></b>			
5. 1,000-2,499	<b>1,682,868.07</b>	.00581	5. <b>9,777.46</b>
6. 2,500-9,999	<b>693,210.68</b>	.01070	6. <b>7,417.35</b>
7. OVER 9,999	<b>110,916,404.49</b>	.01997	7. <b>2,215,000.60</b>
8. Total tax due for electricity (Total of Items 5, 6 and 7)			8. <b>2,232,195.41</b>
<b><u>WATER</u></b>			
9. 1,000-2,499		.00581	9.
10. 2,500-9,999		.01070	10.
11. OVER 9,999		.01997	11.
12. Total tax due for water (Total of Items 9, 10 and 11)			12.
13. TOTAL TAX DUE (Total of Items 4, 8 and 12)			13. <b>2,232,195.41</b>
<b>*** DO NOT DETACH ***</b>			
14. Penalty due (See instructions)			14.
15. Interest due (See instructions)			15.
16. TOTAL AMOUNT DUE AND PAYABLE (Item 13 plus Item 14 and Item 15)			16. <b>2,232,195.41</b>
k.			l.

Taxpayer name **EL PASO ELECTRIC COMPANY**

**EFT PAYOR**

T Code Taxpayer number Period

1-74-0607870-3 191

Make the amount in Item 16 payable to **State Comptroller**

Mail to Comptroller of Public Accounts  
P O Box 149361  
Austin, TX 78714-9361

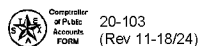
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief

Taxpayer or duly authorized agent  
**sign here** *Cynthia Prieto*

Business phone **915-543-4308** Date **01/25/2021**

111 A





# Texas Miscellaneous Gross Receipts Tax Report

## Gas, Electric Light, Electric Power or Water Works Plants



You have certain rights under Chapters 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at the address or phone numbers listed on this form.

a. T Code <b>23100</b>	d. Taxable receipts for previous quarter ending <b>QTR ENDING 03/31/2021</b>	e. <b>211</b>	f. Due date <b>04/30/2021</b>
------------------------	---	---------------	----------------------------------

g. Name and mailing address (Make any necessary name or address changes below) <b>EL PASO ELECTRIC COMPANY PO BOX 982 C/O LOC 112 EL PASO TX 79960-0001</b>	h. <b>IMPORTANT</b> Blacken this box if your mailing address has changed. Show changes by the preprinted information. <b>1</b> Blacken this box if you are no longer in business and write in the date you went out of business. <b>2</b> Month Day Year
--	---

See the instructions on the back for completing this report.

Population Bracket	Taxable Receipts	Tax Rate	Tax Due (Multiply Taxable Receipts by Rate)
<b>GAS</b>			
1. 1,000-2,499		.00581	1.
2. 2,500-9,999		.01070	2.
3. OVER 9,999		.01997	3.
4. Total tax due for gas (Total of Items 1, 2 and 3)			4.
<b>ELECTRICITY</b>			
5. 1,000-2,499	<b>2,139,394.13</b>	.00581	5. <b>12,429.88</b>
6. 2,500-9,999	<b>613,912.83</b>	.01070	6. <b>6,568.87</b>
7. OVER 9,999	<b>96,876,632.92</b>	.01997	7. <b>1,934,626.36</b>
8. Total tax due for electricity (Total of Items 5, 6 and 7)			8. <b>1,953,625.11</b>
<b>WATER</b>			
9. 1,000-2,499		.00581	9.
10. 2,500-9,999		.01070	10.
11. OVER 9,999		.01997	11.
12. Total tax due for water (Total of Items 9, 10 and 11)			12.
13. TOTAL TAX DUE (Total of Items 4, 8 and 12)			13. <b>1,953,625.11</b>
<b>*** DO NOT DETACH ***</b>			
14. Penalty due (See instructions)			14.
15. Interest due (See instructions)			15.
16. TOTAL AMOUNT DUE AND PAYABLE (Item 13 plus Item 14 and Item 15)			16. <b>1,953,625.11</b>

Taxpayer name **EL PASO ELECTRIC COMPANY**

**EFT PAYOR**

T Code Taxpayer number Period

1-74-0607870-3 211

Make the amount in Item 16 payable to <b>State Comptroller</b>
Mail to Comptroller of Public Accounts P O Box 149361 Austin, TX 78714-9361

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief	
Taxpayer or duly authorized agent	
sign here	
Business phone <b>915-543-4308</b>	Date <b>04/30/2021</b>

111 A

SOAH DOCKET NO. 473-21-2606  
PUC DOCKET NO. 52195

APPLICATION OF EL PASO	§	BEFORE THE STATE OFFICE
ELECTRIC COMPANY TO CHANGE	§	OF
RATES	§	ADMINISTRATIVE HEARINGS

EL PASO ELECTRIC COMPANY'S RESPONSE TO  
COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION  
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-48

STAFF 1-3:

**Taxes Other Than Income Taxes**

Please provide a copy of the Company's most recent PUC Assessment Tax Report and the amount of the payment due.

RESPONSE:

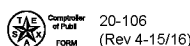
Please see Staff 1-3, Attachment 1.

Preparer: Tamera Henderson

Title: Manager – Tax

Sponsor: Sean M. Ihorn

Title: Director – Tax



## Gross Receipts Assessment Report

Taxpayer number  <div style="border: 1px solid black; padding: 5px; text-align: center;"><b>1-740607870-3</b></div>	Commission certificate number  <div style="border: 1px solid black; padding: 5px; text-align: center;"><b>30050</b></div>	For Comptroller's use only  T Code <span style="float: right;"><b>90100</b></span>  Deposit Code <span style="float: right;"><b>230</b></span>
Taxpayer name and mailing address  <div style="border: 1px solid black; padding: 10px;"> <b>EL PASO ELECTRIC COMPANY</b>  <b>PO BOX 982; C/O TAX DEPARTMENT; LOC 112</b>  <b>EL PASO, TX 79960-0001</b> </div>		Check business type <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Telephone

Enter the annual reporting period for which this report is being filed.

Calendar Reporting Period	Reporting Period	Assessment Period	Due Date
<input checked="" type="checkbox"/> <b>2020</b>	<input checked="" type="checkbox"/> Annual	July through June	August 15

REPORTING PERIOD	MONTHLY GROSS RECEIPTS			QUARTERLY TOTALS
	1st month	2nd month	3rd month	
1st Quarter	<b>\$65,274,381.27</b>	<b>\$70,029,889.42</b>	<b>\$71,496,681.80</b>	<b>\$206,800,952.49</b>
2nd Quarter	<b>\$56,710,465.84</b>	<b>\$35,270,705.88</b>	<b>\$35,376,158.93</b>	<b>\$127,357,330.65</b>
3rd Quarter	<b>\$34,006,602.21</b>	<b>\$33,411,754.77</b>	<b>\$31,782,546.57</b>	<b>\$99,200,903.55</b>
4th Quarter	<b>\$34,348,942.13</b>	<b>\$48,212,444.11</b>	<b>\$63,696,346.10</b>	<b>\$146,257,732.34</b>
Annual	July through June			<b>\$579,616,919.03</b>

1 Enter total receipts for the year  2 TOTAL ASSESSMENT DUE (Multiply Item 1 by 001667)  3 Deduct authorized overpayments applied to this period <i>(The deduction must be net of any penalties and/or interest assessed)</i>  4 NET ASSESSMENT DUE (Item 2 minus Item 3)  5 Late filing penalty 10% of Item 4 if report filed after due date  6 Amount due (Item 4 plus Item 5)  7 Late payment interest starting 31 days after due date 12 % per annum simple interest, based on Item 6  8 TOTAL AMOUNT DUE AND PAYABLE (Item 6 plus Item 7)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">1</td> <td style="text-align: right;">\$</td> <td style="text-align: right;"><b>579,616,919.03</b></td> </tr> <tr> <td style="text-align: right;">2</td> <td></td> <td style="text-align: right;"><b>966,221.40</b></td> </tr> <tr> <td style="text-align: right;">3</td> <td></td> <td style="text-align: right;"><b>0.00</b></td> </tr> <tr> <td style="text-align: right;">4</td> <td></td> <td style="text-align: right;"><b>966,221.40</b></td> </tr> <tr> <td style="text-align: right;">5</td> <td></td> <td style="text-align: right;"><b>0.00</b></td> </tr> <tr> <td style="text-align: right;">6</td> <td></td> <td style="text-align: right;"><b>966,221.40</b></td> </tr> <tr> <td style="text-align: right;">7</td> <td></td> <td style="text-align: right;"><b>0.00</b></td> </tr> <tr> <td style="text-align: right;">8</td> <td style="text-align: right;">\$</td> <td style="text-align: right;"><b>966,221.40</b></td> </tr> </table>	1	\$	<b>579,616,919.03</b>	2		<b>966,221.40</b>	3		<b>0.00</b>	4		<b>966,221.40</b>	5		<b>0.00</b>	6		<b>966,221.40</b>	7		<b>0.00</b>	8	\$	<b>966,221.40</b>
1	\$	<b>579,616,919.03</b>																							
2		<b>966,221.40</b>																							
3		<b>0.00</b>																							
4		<b>966,221.40</b>																							
5		<b>0.00</b>																							
6		<b>966,221.40</b>																							
7		<b>0.00</b>																							
8	\$	<b>966,221.40</b>																							

Complete this report and make amount in Item 8 payable to STATE COMPTROLLER	I declare that the above information is true and correct to the best of my knowledge and belief <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <b>sign here</b> </div> <div>             Taxpayer or duly authorized agent  </div> </div>
Mail to COMPTROLLER OF PUBLIC ACCOUNTS 111 E 17th Street Austin, Texas 78774-0100	<div style="display: flex; justify-content: space-between;"> <div>             Daytime phone  <b>(915) 521-4653</b> </div> <div>             Date  <b>07/31/2020</b> </div> </div>

SOAH DOCKET NO. 473-21-2606  
PUC DOCKET NO. 52195

APPLICATION OF EL PASO	§	BEFORE THE STATE OFFICE
ELECTRIC COMPANY TO CHANGE	§	OF
RATES	§	ADMINISTRATIVE HEARINGS

EL PASO ELECTRIC COMPANY'S RESPONSE TO  
COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION  
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-48

STAFF 1-4:

**Taxes Other Than Income Taxes**

Please provide the Company's FICA Form 941 for all quarters during and subsequent to the test year. Please update this response as additional quarterly reports are filed.

RESPONSE:

Please see Staff 1-4, Attachments 1 through 5 for all Form 941's filed during and subsequent to the test year.

Preparer: Magdalena Rodriguez

Title: Supervisor – Payroll

Sponsor: Cynthia S. Prieto

Title: Vice President – Controller

Form **941 for 2020: Employer's QUARTERLY Federal Tax Return**  
(Rev. January 2020) Department of the Treasury — Internal Revenue Service

Employer identification number (EIN) **7 4 - 0 6 0 7 8 7 0**

Name (not your trade name) **EL PASO ELECTRIC COMPANY**

Trade name (if any)

Address **P.O. Box 982**

Number Street Suite or room number

**El Paso TX 79960**

City State ZIP code

Foreign country name Foreign province/county Foreign postal code

**Report for this Quarter of 2020**  
(Choose one.)

- ☒ 1: January, February, March
- ☐ 2: April, May, June
- ☐ 3: July, August, September
- ☐ 4: October, November, December
- Go to [www.irs.gov/Form941](http://www.irs.gov/Form941) for instructions and the latest information.

Read the separate instructions before you complete Form 941. Type or print within the boxes.

**Part 1: Answer these questions for this quarter.**

1 Number of employees who received wages, tips, or other compensation for the pay period including: *Mar. 12* (Quarter 1), *June 12* (Quarter 2), *Sept. 12* (Quarter 3), or *Dec. 12* (Quarter 4) 1 **1172**

2 Wages, tips, and other compensation 2 **36058151 . 41**

3 Federal income tax withheld from wages, tips, and other compensation 3 **6103278 . 00**

4 If no wages, tips, and other compensation are subject to social security or Medicare tax ☐ Check and go to line 6.

	Column 1		Column 2
5a Taxable social security wages . . . . .	<b>36383385 . 59</b>	× 0.124 =	<b>4511539 . 81</b>
5b Taxable social security tips . . . . .	<b>0 . 00</b>	× 0.124 =	<b>0 . 00</b>
5c Taxable Medicare wages & tips . . . . .	<b>39537596 . 23</b>	× 0.029 =	<b>1146590 . 29</b>
5d Taxable wages & tips subject to Additional Medicare Tax withholding	<b>2259991 . 59</b>	× 0.009 =	<b>20339 . 92</b>

5e Add Column 2 from lines 5a, 5b, 5c, and 5d . . . . . 5e **5678470 . 02**

5f Section 3121(q) Notice and Demand—Tax due on unreported tips (see instructions) . . . 5f **0 . 00**

6 Total taxes before adjustments. Add lines 3, 5e, and 5f . . . . . 6 **11781748 . 02**

7 Current quarter's adjustment for fractions of cents . . . . . 7 **0 . 00**

8 Current quarter's adjustment for sick pay . . . . . 8 **0 . 00**

9 Current quarter's adjustments for tips and group-term life insurance . . . . . 9 **0 . 00**

10 Total taxes after adjustments. Combine lines 6 through 9 . . . . . 10 **11781748 . 02**

11 Qualified small business payroll tax credit for increasing research activities. Attach Form 8974 11 **0 . 00**

12 Total taxes after adjustments and credits. Subtract line 11 from line 10 . . . . . 12 **11781748 . 02**

13 Total deposits for this quarter, including overpayment applied from a prior quarter and overpayments applied from Form 941-X, 941-X (PR), 944-X, or 944-X (SP) filed in the current quarter 13 **11785768 . 00**

14 Balance due. If line 12 is more than line 13, enter the difference and see instructions . . . 14 **0 . 00**

15 Overpayment. If line 13 is more than line 12, enter the difference **4019 . 98** Check one: ☐ Apply to next return. ☒ Send a refund.

<b>Name (not your trade name)</b> <b>EL PASO ELECTRIC COMPANY</b>	<b>Employer identification number (EIN)</b> <b>74-0607870</b>
--	--

**Part 2: Tell us about your deposit schedule and tax liability for this quarter.**

If you are unsure about whether you are a monthly schedule depositor or a semiweekly schedule depositor, see section 11 of Pub. 15.

**16 Check one:** ☐ **Line 12 on this return is less than \$2,500 or line 12 on the return for the prior quarter was less than \$2,500, and you didn't incur a \$100,000 next-day deposit obligation during the current quarter.** If line 12 for the prior quarter was less than \$2,500 but line 12 on this return is \$100,000 or more, you must provide a record of your federal tax liability. If you are a monthly schedule depositor, complete the deposit schedule below; if you are a semiweekly schedule depositor, attach Schedule B (Form 941). Go to Part 3.

☐ **You were a monthly schedule depositor for the entire quarter.** Enter your tax liability for each month and total liability for the quarter, then go to Part 3.

**Tax liability: Month 1**

**Month 2**

**Month 3**

**Total liability for quarter**

**Total must equal line 12.**

☒ **You were a semiweekly schedule depositor for any part of this quarter.** Complete Schedule B (Form 941), Report of Tax Liability for Semiweekly Schedule Depositors, and attach it to Form 941.

**Part 3: Tell us about your business. If a question does NOT apply to your business, leave it blank.**

**17 If your business has closed or you stopped paying wages** . . . . . ☐ Check here, and enter the final date you paid wages  /  / .

**18 If you are a seasonal employer and you don't have to file a return for every quarter of the year** . . ☐ Check here.

**Part 4: May we speak with your third-party designee?**

Do you want to allow an employee, a paid tax preparer, or another person to discuss this return with the IRS? See the instructions for details.

☐ Yes. Designee's name and phone number

Select a 5-digit Personal Identification Number (PIN) to use when talking to the IRS.

☒ No.

**Part 5: Sign here. You MUST complete both pages of Form 941 and SIGN it.**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

**X**

**Sign your name here**

Print your name here

**John Stauffer**

Print your title here

**VPUSG**

Date **04 / 25 / 2020**

Best daytime phone **7144602139**

**Paid Preparer Use Only**

Check if you are self-employed . . . ☐

Preparer's name

PTIN

Preparer's signature

Date  /  /

Firm's name (or yours if self-employed)

EIN

Address

Phone

City

State

ZIP code

# Schedule B (Form 941):

## Report of Tax Liability for Semiweekly Schedule Depositors

(Rev. January 2017)

Department of the Treasury — Internal Revenue Service

OMB No. 1545-0029

Employer identification number (EIN) 7 4 - 0 6 0 7 8 7 0

Name (not your trade name)

**EL PASO ELECTRIC COMPANY**

Calendar year

2 0 2 0

(Also check quarter)

### Report for this Quarter...

(Check one.)

- ☒ 1: January, February, March  
☐ 2: April, May, June  
☐ 3: July, August, September  
☐ 4: October, November, December

Use this schedule to show your TAX LIABILITY for the quarter; don't use it to show your deposits. When you file this form with Form 941 or Form 941-SS, don't change your tax liability by adjustments reported on any Forms 941-X or 944-X. You must fill out this form and attach it to Form 941 or Form 941-SS if you're a semiweekly schedule depositor or became one because your accumulated tax liability on any day was \$100,000 or more. Write your daily tax liability on the numbered space that corresponds to the date wages were paid. See Section 11 in Pub. 15 for details.

#### Month 1

1	<span style="border: 1px solid black; padding: 2px;">■</span>	9	<span style="border: 1px solid black; padding: 2px;">■</span>	17	<span style="border: 1px solid black; padding: 2px;">■</span>	25	<span style="border: 1px solid black; padding: 2px;">■</span>
2	<b>22938 . 55</b>	10	<b>1012300 . 43</b>	18	<span style="border: 1px solid black; padding: 2px;">■</span>	26	<span style="border: 1px solid black; padding: 2px;">■</span>
3	<span style="border: 1px solid black; padding: 2px;">■</span>	11	<span style="border: 1px solid black; padding: 2px;">■</span>	19	<span style="border: 1px solid black; padding: 2px;">■</span>	27	<span style="border: 1px solid black; padding: 2px;">■</span>
4	<span style="border: 1px solid black; padding: 2px;">■</span>	12	<span style="border: 1px solid black; padding: 2px;">■</span>	20	<span style="border: 1px solid black; padding: 2px;">■</span>	28	<span style="border: 1px solid black; padding: 2px;">■</span>
5	<span style="border: 1px solid black; padding: 2px;">■</span>	13	<span style="border: 1px solid black; padding: 2px;">■</span>	21	<span style="border: 1px solid black; padding: 2px;">■</span>	29	<b>830223 . 92</b>
6	<span style="border: 1px solid black; padding: 2px;">■</span>	14	<span style="border: 1px solid black; padding: 2px;">■</span>	22	<span style="border: 1px solid black; padding: 2px;">■</span>	30	<span style="border: 1px solid black; padding: 2px;">■</span>
7	<span style="border: 1px solid black; padding: 2px;">■</span>	15	<span style="border: 1px solid black; padding: 2px;">■</span>	23	<span style="border: 1px solid black; padding: 2px;">■</span>	31	<span style="border: 1px solid black; padding: 2px;">■</span>
8	<span style="border: 1px solid black; padding: 2px;">■</span>	16	<span style="border: 1px solid black; padding: 2px;">■</span>	24	<b>1012570 . 36</b>		

Tax liability for Month 1

**2878033 . 26**

#### Month 2

1	<span style="border: 1px solid black; padding: 2px;">■</span>	9	<span style="border: 1px solid black; padding: 2px;">■</span>	17	<span style="border: 1px solid black; padding: 2px;">■</span>	25	<span style="border: 1px solid black; padding: 2px;">■</span>
2	<span style="border: 1px solid black; padding: 2px;">■</span>	10	<span style="border: 1px solid black; padding: 2px;">■</span>	18	<span style="border: 1px solid black; padding: 2px;">■</span>	26	<span style="border: 1px solid black; padding: 2px;">■</span>
3	<b>147932 . 37</b>	11	<span style="border: 1px solid black; padding: 2px;">■</span>	19	<span style="border: 1px solid black; padding: 2px;">■</span>	27	<span style="border: 1px solid black; padding: 2px;">■</span>
4	<span style="border: 1px solid black; padding: 2px;">■</span>	12	<span style="border: 1px solid black; padding: 2px;">■</span>	20	<span style="border: 1px solid black; padding: 2px;">■</span>	28	<span style="border: 1px solid black; padding: 2px;">■</span>
5	<span style="border: 1px solid black; padding: 2px;">■</span>	13	<span style="border: 1px solid black; padding: 2px;">■</span>	21	<b>1052933 . 84</b>	29	<span style="border: 1px solid black; padding: 2px;">■</span>
6	<span style="border: 1px solid black; padding: 2px;">■</span>	14	<span style="border: 1px solid black; padding: 2px;">■</span>	22	<span style="border: 1px solid black; padding: 2px;">■</span>	30	<span style="border: 1px solid black; padding: 2px;">■</span>
7	<b>1078480 . 29</b>	15	<span style="border: 1px solid black; padding: 2px;">■</span>	23	<span style="border: 1px solid black; padding: 2px;">■</span>	31	<span style="border: 1px solid black; padding: 2px;">■</span>
8	<span style="border: 1px solid black; padding: 2px;">■</span>	16	<span style="border: 1px solid black; padding: 2px;">■</span>	24	<span style="border: 1px solid black; padding: 2px;">■</span>		

Tax liability for Month 2

**2279346 . 50**

#### Month 3

1	<span style="border: 1px solid black; padding: 2px;">■</span>	9	<span style="border: 1px solid black; padding: 2px;">■</span>	17	<span style="border: 1px solid black; padding: 2px;">■</span>	25	<span style="border: 1px solid black; padding: 2px;">■</span>
2	<b>25468 . 46</b>	10	<span style="border: 1px solid black; padding: 2px;">■</span>	18	<span style="border: 1px solid black; padding: 2px;">■</span>	26	<span style="border: 1px solid black; padding: 2px;">■</span>
3	<span style="border: 1px solid black; padding: 2px;">■</span>	11	<span style="border: 1px solid black; padding: 2px;">■</span>	19	<b>103 . 78</b>	27	<span style="border: 1px solid black; padding: 2px;">■</span>
4	<span style="border: 1px solid black; padding: 2px;">■</span>	12	<span style="border: 1px solid black; padding: 2px;">■</span>	20	<b>1018287 . 33</b>	28	<span style="border: 1px solid black; padding: 2px;">■</span>
5	<span style="border: 1px solid black; padding: 2px;">■</span>	13	<span style="border: 1px solid black; padding: 2px;">■</span>	21	<span style="border: 1px solid black; padding: 2px;">■</span>	29	<span style="border: 1px solid black; padding: 2px;">■</span>
6	<b>5580508 . 69</b>	14	<span style="border: 1px solid black; padding: 2px;">■</span>	22	<span style="border: 1px solid black; padding: 2px;">■</span>	30	<span style="border: 1px solid black; padding: 2px;">■</span>
7	<span style="border: 1px solid black; padding: 2px;">■</span>	15	<span style="border: 1px solid black; padding: 2px;">■</span>	23	<span style="border: 1px solid black; padding: 2px;">■</span>	31	<span style="border: 1px solid black; padding: 2px;">■</span>
8	<span style="border: 1px solid black; padding: 2px;">■</span>	16	<span style="border: 1px solid black; padding: 2px;">■</span>	24	<span style="border: 1px solid black; padding: 2px;">■</span>		

Tax liability for Month 3

**6624368 . 26**

Fill in your total liability for the quarter (Month 1 + Month 2 + Month 3) ►

**Total must equal line 12 on Form 941 or Form 941-SS.**

Total liability for the quarter

**11781748 . 02**

Form **941 for 2020: Employer's QUARTERLY Federal Tax Return**  
(Rev. April 2020) Department of the Treasury — Internal Revenue Service

Employer identification number (EIN) **7 4 - 0 6 0 7 8 7 0**

Name (not your trade name) **EL PASO ELECTRIC COMPANY**

Trade name (if any)

Address **P.O. Box 982**

Number Street Suite or room number

**El Paso TX 79960**

City State ZIP code

Foreign country name Foreign province/county Foreign postal code

**Report for this Quarter of 2020**  
(Choose one.)

- ☐ 1: January, February, March
- ☒ 2: April, May, June
- ☐ 3: July, August, September
- ☐ 4: October, November, December
- Go to [www.irs.gov/Form941](http://www.irs.gov/Form941) for instructions and the latest information.

Read the separate instructions before you complete Form 941. Type or print within the boxes.

**Part 1: Answer these questions for this quarter.**

<b>1</b>	<b>Number of employees who received wages, tips, or other compensation for the pay period including: June 12 (Quarter 2), Sept. 12 (Quarter 3), or Dec. 12 (Quarter 4)</b>	<b>1</b>	<b>1188</b>
<b>2</b>	<b>Wages, tips, and other compensation</b>	<b>2</b>	<b>24876990 . 05</b>
<b>3</b>	<b>Federal income tax withheld from wages, tips, and other compensation</b>	<b>3</b>	<b>3122528 . 77</b>
<b>4</b>	<b>If no wages, tips, and other compensation are subject to social security or Medicare tax</b>	<input type="checkbox"/>	<b>Check and go to line 6.</b>

	Column 1		Column 2
<b>5a</b> Taxable social security wages	<b>25690017 . 54</b>	$\times 0.124 =$	<b>3185562 . 17</b>
<b>5a (i)</b> Qualified sick leave wages	<b>0 . 00</b>	$\times 0.062 =$	<b>0 . 00</b>
<b>5a (ii)</b> Qualified family leave wages	<b>0 . 00</b>	$\times 0.062 =$	<b>0 . 00</b>
<b>5b</b> Taxable social security tips	<b>0 . 00</b>	$\times 0.124 =$	<b>0 . 00</b>
<b>5c</b> Taxable Medicare wages & tips	<b>27173234 . 13</b>	$\times 0.029 =$	<b>788023 . 79</b>
<b>5d</b> Taxable wages & tips subject to Additional Medicare Tax withholding	<b>1198304 . 89</b>	$\times 0.009 =$	<b>10784 . 74</b>

<b>5e</b>	<b>Total social security and Medicare taxes. Add Column 2 from lines 5a, 5a(i), 5a(ii), 5b, 5c, and 5d</b>	<b>5e</b>	<b>3984370 . 70</b>
<b>5f</b>	<b>Section 3121(q) Notice and Demand—Tax due on unreported tips (see instructions)</b>	<b>5f</b>	<b>0 . 00</b>
<b>6</b>	<b>Total taxes before adjustments. Add lines 3, 5e, and 5f</b>	<b>6</b>	<b>7106899 . 47</b>
<b>7</b>	<b>Current quarter's adjustment for fractions of cents</b>	<b>7</b>	<b>0 . 00</b>
<b>8</b>	<b>Current quarter's adjustment for sick pay</b>	<b>8</b>	<b>0 . 00</b>
<b>9</b>	<b>Current quarter's adjustments for tips and group-term life insurance</b>	<b>9</b>	<b>0 . 00</b>
<b>10</b>	<b>Total taxes after adjustments. Combine lines 6 through 9</b>	<b>10</b>	<b>7106899 . 47</b>
<b>11a</b>	<b>Qualified small business payroll tax credit for increasing research activities. Attach Form 8974</b>	<b>11a</b>	<b>0 . 00</b>
<b>11b</b>	<b>Nonrefundable portion of credit for qualified sick and family leave wages from Worksheet 1</b>	<b>11b</b>	<b>0 . 00</b>
<b>11c</b>	<b>Nonrefundable portion of employee retention credit from Worksheet 1</b>	<b>11c</b>	<b>0 . 00</b>

**► You MUST complete all three pages of Form 941 and SIGN it.**

**Next ►**



950220

Name (not your trade name) <b>EL PASO ELECTRIC COMPANY</b>	Employer identification number (EIN) <b>74-0607870</b>
---	---

**Part 1: Answer these questions for this quarter. (continued)**

<b>11d</b>	<b>Total nonrefundable credits.</b> Add lines 11a, 11b, and 11c . . . . .	<b>11d</b>	<b>0 . 00</b>
<b>12</b>	<b>Total taxes after adjustments and nonrefundable credits.</b> Subtract line 11d from line 10 . . . . .	<b>12</b>	<b>7106899 . 47</b>
<b>13a</b>	<b>Total deposits for this quarter, including overpayment applied from a prior quarter and overpayments applied from Form 941-X, 941-X (PR), 944-X, or 944-X (SP) filed in the current quarter</b>	<b>13a</b>	<b>6204373 . 79</b>
<b>13b</b>	<b>Deferred amount of the employer share of social security tax</b> . . . . .	<b>13b</b>	<b>902525 . 68</b>
<b>13c</b>	<b>Refundable portion of credit for qualified sick and family leave wages from Worksheet 1</b>	<b>13c</b>	<b>0 . 00</b>
<b>13d</b>	<b>Refundable portion of employee retention credit from Worksheet 1</b> . . . . .	<b>13d</b>	<b>0 . 00</b>
<b>13e</b>	<b>Total deposits, deferrals, and refundable credits.</b> Add lines 13a, 13b, 13c, and 13d . . . . .	<b>13e</b>	<b>7106899 . 47</b>
<b>13f</b>	<b>Total advances received from filing Form(s) 7200 for the quarter</b> . . . . .	<b>13f</b>	<b>0 . 00</b>
<b>13g</b>	<b>Total deposits, deferrals, and refundable credits less advances.</b> Subtract line 13f from line 13e . . . . .	<b>13g</b>	<b>7106899 . 47</b>
<b>14</b>	<b>Balance due.</b> If line 12 is more than line 13g, enter the difference and see instructions . . . . .	<b>14</b>	<b>0 . 00</b>
<b>15</b>	<b>Overpayment.</b> If line 13g is more than line 12, enter the difference <b>0 . 00</b> Check one: <input type="checkbox"/> Apply to next return. <input type="checkbox"/> Send a refund.		

**Part 2: Tell us about your deposit schedule and tax liability for this quarter.**

If you're unsure about whether you're a monthly schedule depositor or a semiweekly schedule depositor, see section 11 of Pub. 15.

**16** Check one: ☐ **Line 12 on this return is less than \$2,500 or line 12 on the return for the prior quarter was less than \$2,500, and you didn't incur a \$100,000 next-day deposit obligation during the current quarter.** If line 12 for the prior quarter was less than \$2,500 but line 12 on this return is \$100,000 or more, you must provide a record of your federal tax liability. If you're a monthly schedule depositor, complete the deposit schedule below; if you're a semiweekly schedule depositor, attach Schedule B (Form 941). Go to Part 3.

☐ **You were a monthly schedule depositor for the entire quarter.** Enter your tax liability for each month and total liability for the quarter, then go to Part 3.

**Tax liability: Month 1**

**Month 2**

**Month 3**

**Total liability for quarter**

**Total must equal line 12.**

☒ **You were a semiweekly schedule depositor for any part of this quarter.** Complete Schedule B (Form 941), Report of Tax Liability for Semiweekly Schedule Depositors, and attach it to Form 941. Go to Part 3.

► **You MUST complete all three pages of Form 941 and SIGN it.**

**Next** ►

950920

Name (not your trade name) <b>EL PASO ELECTRIC COMPANY</b>	Employer identification number (EIN) <b>74-0607870</b>
---	---

**Part 3: Tell us about your business. If a question does NOT apply to your business, leave it blank.**

**17** If your business has closed or you stopped paying wages . . . . . ☐ Check here, and enter the final date you paid wages  ; also attach a statement to your return. See instructions.

**18** If you're a seasonal employer and you don't have to file a return for every quarter of the year . . . . ☐ Check here.

<b>19</b> Qualified health plan expenses allocable to qualified sick leave wages . . . . .	<b>19</b>	<input type="text" value="0 . 00"/>
<b>20</b> Qualified health plan expenses allocable to qualified family leave wages . . . . .	<b>20</b>	<input type="text" value="0 . 00"/>
<b>21</b> Qualified wages for the employee retention credit . . . . .	<b>21</b>	<input type="text" value="0 . 00"/>
<b>22</b> Qualified health plan expenses allocable to wages reported on line 21 . . . . .	<b>22</b>	<input type="text" value="0 . 00"/>
<b>23</b> Credit from Form 5884-C, line 11, for this quarter . . . . .	<b>23</b>	<input type="text" value="0 . 00"/>
<b>24</b> Qualified wages paid March 13 through March 31, 2020, for the employee retention credit (use this line only for the second quarter filing of Form 941) . . . . .	<b>24</b>	<input type="text" value="0 . 00"/>
<b>25</b> Qualified health plan expenses allocable to wages reported on line 24 (use this line only for the second quarter filing of Form 941) . . . . .	<b>25</b>	<input type="text" value="0 . 00"/>

**Part 4: May we speak with your third-party designee?**

Do you want to allow an employee, a paid tax preparer, or another person to discuss this return with the IRS? See the instructions for details.

☐ Yes. Designee's name and phone number

Select a 5-digit personal identification number (PIN) to use when talking to the IRS.

☒ No.

**Part 5: Sign here. You MUST complete all three pages of Form 941 and SIGN it.**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

	Sign your name here	<input style="width: 95%;" type="text" value="John Stauffer"/>	Print your name here	<input style="width: 95%;" type="text" value="John Stauffer"/>
		<input style="width: 95%;" type="text" value="VPUSG"/>	Print your title here	<input style="width: 95%;" type="text" value="VPUSG"/>
	Date	<input style="width: 100px;" type="text" value="07 / 25 / 2020"/>	Best daytime phone	<input style="width: 100px;" type="text" value="7144602139"/>

**Paid Preparer Use Only**

Check if you're self-employed . . . . ☐

Preparer's name <input style="width: 95%;" type="text"/>	PTIN	<input style="width: 95%;" type="text"/>
Preparer's signature <input style="width: 95%;" type="text"/>	Date	<input style="width: 100px;" type="text" value="/ /"/>
Firm's name (or yours if self-employed) <input style="width: 95%;" type="text"/>	EIN	<input style="width: 100px;" type="text"/>
Address <input style="width: 95%;" type="text"/>	Phone	<input style="width: 100px;" type="text"/>
City <input style="width: 250px;" type="text"/>	State <input style="width: 40px;" type="text"/>	ZIP code <input style="width: 100px;" type="text"/>

# Schedule B (Form 941):

## Report of Tax Liability for Semiweekly Schedule Depositors

(Rev. January 2017)

Department of the Treasury — Internal Revenue Service

OMB No. 1545-0029

Employer identification number (EIN) **7 4 - 0 6 0 7 8 7 0**

Name (not your trade name)

**EL PASO ELECTRIC COMPANY**

Calendar year

**2 0 2 0**

(Also check quarter)

### Report for this Quarter...

(Check one.)

- ☐ 1: January, February, March  
☒ 2: April, May, June  
☐ 3: July, August, September  
☐ 4: October, November, December

Use this schedule to show your TAX LIABILITY for the quarter; don't use it to show your deposits. When you file this form with Form 941 or Form 941-SS, don't change your tax liability by adjustments reported on any Forms 941-X or 944-X. You must fill out this form and attach it to Form 941 or Form 941-SS if you're a semiweekly schedule depositor or became one because your accumulated tax liability on any day was \$100,000 or more. Write your daily tax liability on the numbered space that corresponds to the date wages were paid. See Section 11 in Pub. 15 for details.

### Month 1

1	24685 . 70	9	.	17	998910 . 92	25	.
2	.	10	.	18	.	26	.
3	1021598 . 17	11	.	19	.	27	.
4	.	12	.	20	.	28	.
5	.	13	.	21	.	29	.
6	.	14	.	22	.	30	.
7	.	15	.	23	.	31	.
8	.	16	.	24	.		

Tax liability for Month 1

**2045194 . 79**

### Month 2

1	1043554 . 76	9	.	17	.	25	.
2	.	10	.	18	.	26	.
3	.	11	.	19	.	27	.
4	.	12	.	20	.	28	.
5	269 . 06	13	.	21	.	29	969437 . 38
6	.	14	.	22	.	30	.
7	.	15	992202 . 38	23	.	31	.
8	.	16	.	24	.		

Tax liability for Month 2

**3005463 . 58**

### Month 3

1	25468 . 44	9	.	17	.	25	.
2	.	10	.	18	.	26	1013934 . 23
3	.	11	.	19	.	27	.
4	.	12	1015267 . 94	20	.	28	.
5	.	13	.	21	.	29	.
6	.	14	.	22	.	30	584 . 20
7	.	15	.	23	.	31	.
8	986 . 29	16	.	24	.		

Tax liability for Month 3

**2056241 . 10**

Fill in your total liability for the quarter (Month 1 + Month 2 + Month 3) ►

**Total must equal line 12 on Form 941 or Form 941-SS.**

Total liability for the quarter

**7106899 . 47**

Form **941 for 2020: Employer's QUARTERLY Federal Tax Return**  
(Rev. July 2020) Department of the Treasury — Internal Revenue Service

Employer identification number (EIN) **7 4 - 0 6 0 7 8 7 0**

Name (not your trade name) **EL PASO ELECTRIC COMPANY**

Trade name (if any)

Address **P.O. Box 982**

Number Street Suite or room number

**El Paso** **TX** **79960**

City State ZIP code

Foreign country name Foreign province/county Foreign postal code

**Report for this Quarter of 2020**  
(Choose one.)

- ☐ 1: January, February, March
- ☐ 2: April, May, June
- ☒ 3: July, August, September
- ☐ 4: October, November, December
- Go to [www.irs.gov/Form941](http://www.irs.gov/Form941) for instructions and the latest information.

Read the separate instructions before you complete Form 941. Type or print within the boxes.

**Part 1: Answer these questions for this quarter.**

<b>1</b>	<b>Number of employees who received wages, tips, or other compensation for the pay period including: Sept. 12 (Quarter 3) or Dec. 12 (Quarter 4)</b>	<b>1</b>	<b>1187</b>
<b>2</b>	<b>Wages, tips, and other compensation</b>	<b>2</b>	<b>43249934 . 14</b>
<b>3</b>	<b>Federal income tax withheld from wages, tips, and other compensation</b>	<b>3</b>	<b>9729836 . 02</b>
<b>4</b>	<b>If no wages, tips, and other compensation are subject to social security or Medicare tax</b>	<input type="checkbox"/>	<b>Check and go to line 6.</b>

	Column 1		Column 2
<b>5a</b> Taxable social security wages . . .	<b>23117969 . 84</b>	$\times 0.124 =$	<b>2866628 . 26</b>
<b>5a (i)</b> Qualified sick leave wages . . .	<b>0 . 00</b>	$\times 0.062 =$	<b>0 . 00</b>
<b>5a (ii)</b> Qualified family leave wages . . .	<b>0 . 00</b>	$\times 0.062 =$	<b>0 . 00</b>
<b>5b</b> Taxable social security tips . . .	<b>0 . 00</b>	$\times 0.124 =$	<b>0 . 00</b>
<b>5c</b> Taxable Medicare wages & tips . . .	<b>45219204 . 75</b>	$\times 0.029 =$	<b>1311356 . 94</b>
<b>5d</b> Taxable wages & tips subject to Additional Medicare Tax withholding	<b>20359997 . 51</b>	$\times 0.009 =$	<b>183239 . 98</b>
<b>5e</b> Total social security and Medicare taxes. Add Column 2 from lines 5a, 5a(i), 5a(ii), 5b, 5c, and 5d	<b>5e 4361225 . 18</b>		
<b>5f</b> Section 3121(q) Notice and Demand—Tax due on unreported tips (see instructions)	<b>5f 0 . 00</b>		
<b>6</b> Total taxes before adjustments. Add lines 3, 5e, and 5f	<b>6 14091061 . 20</b>		
<b>7</b> Current quarter's adjustment for fractions of cents	<b>7 0 . 00</b>		
<b>8</b> Current quarter's adjustment for sick pay	<b>8 0 . 00</b>		
<b>9</b> Current quarter's adjustments for tips and group-term life insurance	<b>9 0 . 00</b>		
<b>10</b> Total taxes after adjustments. Combine lines 6 through 9	<b>10 14091061 . 20</b>		
<b>11a</b> Qualified small business payroll tax credit for increasing research activities. Attach Form 8974	<b>11a 0 . 00</b>		
<b>11b</b> Nonrefundable portion of credit for qualified sick and family leave wages from Worksheet 1	<b>11b 0 . 00</b>		
<b>11c</b> Nonrefundable portion of employee retention credit from Worksheet 1	<b>11c 0 . 00</b>		

► You MUST complete all three pages of Form 941 and SIGN it.

Next ►

For Privacy Act and Paperwork Reduction Act Notice, see the back of the Payment Voucher.

Cat. No. 17001Z

Form **941** (Rev. 7-2020)

IRS: EPE\_0002-EL PASO ELECTRIC COMPANY

950220

Name (not your trade name) <b>EL PASO ELECTRIC COMPANY</b>	Employer identification number (EIN) <b>74-0607870</b>
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**Part 1: Answer these questions for this quarter. (continued)**

<b>11d</b>	<b>Total nonrefundable credits.</b> Add lines 11a, 11b, and 11c . . . . .	<b>11d</b>	<b>0 . 00</b>
<b>12</b>	<b>Total taxes after adjustments and nonrefundable credits.</b> Subtract line 11d from line 10 . . . . .	<b>12</b>	<b>14091061 . 20</b>
<b>13a</b>	<b>Total deposits for this quarter, including overpayment applied from a prior quarter and overpayments applied from Form 941-X, 941-X (PR), 944-X, or 944-X (SP) filed in the current quarter</b>	<b>13a</b>	<b>12657747 . 07</b>
<b>13b</b>	<b>Deferred amount of social security tax . . . . .</b>	<b>13b</b>	<b>1433314 . 13</b>
<b>13c</b>	<b>Refundable portion of credit for qualified sick and family leave wages from Worksheet 1</b>	<b>13c</b>	<b>0 . 00</b>
<b>13d</b>	<b>Refundable portion of employee retention credit from Worksheet 1 . . . . .</b>	<b>13d</b>	<b>0 . 00</b>
<b>13e</b>	<b>Total deposits, deferrals, and refundable credits.</b> Add lines 13a, 13b, 13c, and 13d . . . . .	<b>13e</b>	<b>14091061 . 20</b>
<b>13f</b>	<b>Total advances received from filing Form(s) 7200 for the quarter . . . . .</b>	<b>13f</b>	<b>0 . 00</b>
<b>13g</b>	<b>Total deposits, deferrals, and refundable credits less advances.</b> Subtract line 13f from line 13e . . . . .	<b>13g</b>	<b>14091061 . 20</b>
<b>14</b>	<b>Balance due.</b> If line 12 is more than line 13g, enter the difference and see instructions . . . . .	<b>14</b>	<b>0 . 00</b>
<b>15</b>	<b>Overpayment.</b> If line 13g is more than line 12, enter the difference <b>0 . 00</b> Check one: <input type="checkbox"/> Apply to next return. <input type="checkbox"/> Send a refund.		

**Part 2: Tell us about your deposit schedule and tax liability for this quarter.**

If you're unsure about whether you're a monthly schedule depositor or a semiweekly schedule depositor, see section 11 of Pub. 15.

- 16** Check one: ☐ **Line 12 on this return is less than \$2,500 or line 12 on the return for the prior quarter was less than \$2,500, and you didn't incur a \$100,000 next-day deposit obligation during the current quarter.** If line 12 for the prior quarter was less than \$2,500 but line 12 on this return is \$100,000 or more, you must provide a record of your federal tax liability. If you're a monthly schedule depositor, complete the deposit schedule below; if you're a semiweekly schedule depositor, attach Schedule B (Form 941). Go to Part 3.

- ☐ **You were a monthly schedule depositor for the entire quarter.** Enter your tax liability for each month and total liability for the quarter, then go to Part 3.

**Tax liability: Month 1**

**Month 2**

**Month 3**

**Total liability for quarter**

**Total must equal line 12.**

- ☒ **You were a semiweekly schedule depositor for any part of this quarter.** Complete Schedule B (Form 941), Report of Tax Liability for Semiweekly Schedule Depositors, and attach it to Form 941. Go to Part 3.

**► You MUST complete all three pages of Form 941 and SIGN it.**

**Next ►**

952920

Name (not your trade name) <b>EL PASO ELECTRIC COMPANY</b>	Employer identification number (EIN) <b>74-0607870</b>
---	---

**Part 3: Tell us about your business. If a question does NOT apply to your business, leave it blank.**

<b>17</b>	If your business has closed or you stopped paying wages . . . . .	<input type="checkbox"/>	Check here, and enter the final date you paid wages <span style="border: 1px solid black; padding: 0 20px;">/ /</span> ; also attach a statement to your return. See instructions.
<b>18</b>	If you're a seasonal employer and you don't have to file a return for every quarter of the year . . .	<input type="checkbox"/>	Check here.
<b>19</b>	Qualified health plan expenses allocable to qualified sick leave wages . . . . .	<b>19</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>20</b>	Qualified health plan expenses allocable to qualified family leave wages . . . . .	<b>20</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>21</b>	Qualified wages for the employee retention credit . . . . .	<b>21</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>22</b>	Qualified health plan expenses allocable to wages reported on line 21 . . . . .	<b>22</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>23</b>	Credit from Form 5884-C, line 11, for this quarter . . . . .	<b>23</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>24</b>	Deferred amount of the employee share of social security tax included on line 13b . . .	<b>24</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>25</b>	Reserved for future use . . . . .	<b>25</b>	<span style="border: 1px solid black; padding: 0 20px;">. </span>

**Part 4: May we speak with your third-party designee?**

Do you want to allow an employee, a paid tax preparer, or another person to discuss this return with the IRS? See the instructions for details.

☐ Yes. Designee's name and phone number

Select a 5-digit personal identification number (PIN) to use when talking to the IRS.

☒ No.

**Part 5: Sign here. You MUST complete all three pages of Form 941 and SIGN it.**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

	Sign your name here	<div style="border: 1px solid black; height: 50px; width: 100%;"></div>	Print your name here	<div style="border: 1px solid black; padding: 2px;">John Stauffer</div>
			Print your title here	<div style="border: 1px solid black; padding: 2px;">VPUSG</div>
	Date	<div style="border: 1px solid black; padding: 2px;">10 / 25 / 2020</div>	Best daytime phone	<div style="border: 1px solid black; padding: 2px;">7144602139</div>

**Paid Preparer Use Only**

Check if you're self-employed . . . ☐

Preparer's name	<div style="border: 1px solid black; height: 20px;"></div>	PTIN	<div style="border: 1px solid black; height: 20px;"></div>
Preparer's signature	<div style="border: 1px solid black; height: 20px;"></div>	Date	<div style="border: 1px solid black; padding: 0 20px;">/ /</div>
Firm's name (or yours if self-employed)	<div style="border: 1px solid black; height: 20px;"></div>	EIN	<div style="border: 1px solid black; height: 20px;"></div>
Address	<div style="border: 1px solid black; height: 20px;"></div>		
City	<div style="border: 1px solid black; width: 250px; height: 20px;"></div>	State	<div style="border: 1px solid black; width: 50px; height: 20px;"></div>
		ZIP code	<div style="border: 1px solid black; width: 150px; height: 20px;"></div>

# Schedule B (Form 941):

## Report of Tax Liability for Semiweekly Schedule Depositors

(Rev. January 2017)

Department of the Treasury — Internal Revenue Service

OMB No. 1545-0029

Employer identification number (EIN)

7 4 - 0 6 0 7 8 7 0

Name (not your trade name)

EL PASO ELECTRIC COMPANY

Calendar year

2 0 2 0

(Also check quarter)

### Report for this Quarter...

(Check one.)

- ☐ 1: January, February, March  
☐ 2: April, May, June  
☒ 3: July, August, September  
☐ 4: October, November, December

Use this schedule to show your TAX LIABILITY for the quarter; don't use it to show your deposits. When you file this form with Form 941 or Form 941-SS, don't change your tax liability by adjustments reported on any Forms 941-X or 944-X. You must fill out this form and attach it to Form 941 or Form 941-SS if you're a semiweekly schedule depositor or became one because your accumulated tax liability on any day was \$100,000 or more. Write your daily tax liability on the numbered space that corresponds to the date wages were paid. See Section 11 in Pub. 15 for details.

#### Month 1

1	25017 . 70	9	.	17	.	25	.
2	.	10	1113433 . 20	18	.	26	.
3	.	11	.	19	.	27	.
4	.	12	.	20	.	28	.
5	.	13	.	21	.	29	.
6	.	14	.	22	.	30	.
7	.	15	.	23	.	31	.
8	.	16	.	24	1054672 . 93		

Tax liability for Month 1

2193123 . 83

#### Month 2

1	.	9	.	17	.	25	.
2	.	10	.	18	.	26	.
3	4623887 . 71	11	.	19	.	27	.
4	7144 . 66	12	.	20	.	28	.
5	.	13	.	21	999410 . 25	29	.
6	.	14	.	22	.	30	.
7	1454126 . 16	15	.	23	.	31	.
8	.	16	.	24	.		

Tax liability for Month 2

7084568 . 78

#### Month 3

1	22997 . 12	9	.	17	.	25	.
2	.	10	.	18	1044018 . 23	26	.
3	.	11	.	19	.	27	.
4	2070713 . 32	12	.	20	.	28	1675639 . 48
5	.	13	.	21	.	29	.
6	.	14	.	22	.	30	0 . 44
7	.	15	.	23	.	31	.
8	.	16	.	24	.		

Tax liability for Month 3

4813368 . 59

Fill in your total liability for the quarter (Month 1 + Month 2 + Month 3) ►

Total must equal line 12 on Form 941 or Form 941-SS.

Total liability for the quarter

14091061 . 20

For Paperwork Reduction Act Notice, see separate instructions.

IRS.gov/form941

Cat. No. 11967Q

Schedule B (Form 941) (Rev. 1-2017)

IRS: EPE\_0002-EL PASO ELECTRIC COMPANY

Form **941 for 2020: Employer's QUARTERLY Federal Tax Return**  
(Rev. July 2020) Department of the Treasury — Internal Revenue Service

Employer identification number (EIN) **7 4 - 0 6 0 7 8 7 0**

Name (not your trade name) **EL PASO ELECTRIC COMPANY**

Trade name (if any)

Address **P.O. Box 982**

Number Street Suite or room number

**El Paso TX 79960**

City State ZIP code

Foreign country name Foreign province/county Foreign postal code

**Report for this Quarter of 2020**  
(Choose one.)

- ☐ 1: January, February, March
- ☐ 2: April, May, June
- ☐ 3: July, August, September
- ☒ 4: October, November, December
- Go to [www.irs.gov/Form941](http://www.irs.gov/Form941) for instructions and the latest information.

Read the separate instructions before you complete Form 941. Type or print within the boxes.

**Part 1: Answer these questions for this quarter.**

<b>1</b>	<b>Number of employees who received wages, tips, or other compensation for the pay period including: Sept. 12 (Quarter 3) or Dec. 12 (Quarter 4)</b>	<b>1</b>	<b>1185</b>
<b>2</b>	<b>Wages, tips, and other compensation</b>	<b>2</b>	<b>30298737 . 87</b>
<b>3</b>	<b>Federal income tax withheld from wages, tips, and other compensation</b>	<b>3</b>	<b>5232535 . 18</b>
<b>4</b>	<b>If no wages, tips, and other compensation are subject to social security or Medicare tax</b>	<input type="checkbox"/> Check and go to line 6.	

	Column 1		Column 2
<b>5a</b> Taxable social security wages	<b>24042855 . 37</b>	$\times 0.124 =$	<b>2981314 . 07</b>
<b>5a (i)</b> Qualified sick leave wages	<b>0 . 00</b>	$\times 0.062 =$	<b>0 . 00</b>
<b>5a (ii)</b> Qualified family leave wages	<b>0 . 00</b>	$\times 0.062 =$	<b>0 . 00</b>
<b>5b</b> Taxable social security tips	<b>0 . 00</b>	$\times 0.124 =$	<b>0 . 00</b>
<b>5c</b> Taxable Medicare wages & tips	<b>32295670 . 95</b>	$\times 0.029 =$	<b>936574 . 46</b>
<b>5d</b> Taxable wages & tips subject to Additional Medicare Tax withholding	<b>6201204 . 73</b>	$\times 0.009 =$	<b>55810 . 84</b>
<b>5e</b> Total social security and Medicare taxes. Add Column 2 from lines 5a, 5a(i), 5a(ii), 5b, 5c, and 5d	<b>5e 3973699 . 37</b>		
<b>5f</b> Section 3121(q) Notice and Demand—Tax due on unreported tips (see instructions)	<b>5f 0 . 00</b>		
<b>6</b> Total taxes before adjustments. Add lines 3, 5e, and 5f	<b>6 9206234 . 55</b>		
<b>7</b> Current quarter's adjustment for fractions of cents	<b>7 -0 . 01</b>		
<b>8</b> Current quarter's adjustment for sick pay	<b>8 0 . 00</b>		
<b>9</b> Current quarter's adjustments for tips and group-term life insurance	<b>9 0 . 00</b>		
<b>10</b> Total taxes after adjustments. Combine lines 6 through 9	<b>10 9206234 . 54</b>		
<b>11a</b> Qualified small business payroll tax credit for increasing research activities. Attach Form 8974	<b>11a 0 . 00</b>		
<b>11b</b> Nonrefundable portion of credit for qualified sick and family leave wages from Worksheet 1	<b>11b 0 . 00</b>		
<b>11c</b> Nonrefundable portion of employee retention credit from Worksheet 1	<b>11c 0 . 00</b>		

► You MUST complete all three pages of Form 941 and SIGN it.

Next ►



950220

Name (not your trade name) <b>EL PASO ELECTRIC COMPANY</b>	Employer identification number (EIN) <b>74-0607870</b>
---	---

**Part 1: Answer these questions for this quarter. (continued)**

11d	Total nonrefundable credits. Add lines 11a, 11b, and 11c . . . . .	11d	<div>0 . 00</div>
12	Total taxes after adjustments and nonrefundable credits. Subtract line 11d from line 10 . . . . .	12	<div>9206234 . 54</div>
13a	Total deposits for this quarter, including overpayment applied from a prior quarter and overpayments applied from Form 941-X, 941-X (PR), 944-X, or 944-X (SP) filed in the current quarter . . . . .	13a	<div>7715577 . 51</div>
13b	Deferred amount of social security tax . . . . .	13b	<div>1490657 . 03</div>
13c	Refundable portion of credit for qualified sick and family leave wages from Worksheet 1 . . . . .	13c	<div>0 . 00</div>
13d	Refundable portion of employee retention credit from Worksheet 1 . . . . .	13d	<div>0 . 00</div>
13e	Total deposits, deferrals, and refundable credits. Add lines 13a, 13b, 13c, and 13d . . . . .	13e	<div>9206234 . 54</div>
13f	Total advances received from filing Form(s) 7200 for the quarter . . . . .	13f	<div>0 . 00</div>
13g	Total deposits, deferrals, and refundable credits less advances. Subtract line 13f from line 13e . . . . .	13g	<div>9206234 . 54</div>
14	Balance due. If line 12 is more than line 13g, enter the difference and see instructions . . . . .	14	<div>0 . 00</div>
15	Overpayment. If line 13g is more than line 12, enter the difference <div>0 . 00</div> Check one: <input type="checkbox"/> Apply to next return. <input type="checkbox"/> Send a refund.		

**Part 2: Tell us about your deposit schedule and tax liability for this quarter.**

If you're unsure about whether you're a monthly schedule depositor or a semiweekly schedule depositor, see section 11 of Pub. 15.

- 16 Check one: ☐ Line 12 on this return is less than \$2,500 or line 12 on the return for the prior quarter was less than \$2,500, and you didn't incur a \$100,000 next-day deposit obligation during the current quarter. If line 12 for the prior quarter was less than \$2,500 but line 12 on this return is \$100,000 or more, you must provide a record of your federal tax liability. If you're a monthly schedule depositor, complete the deposit schedule below; if you're a semiweekly schedule depositor, attach Schedule B (Form 941). Go to Part 3.

- ☐ You were a monthly schedule depositor for the entire quarter. Enter your tax liability for each month and total liability for the quarter, then go to Part 3.

Tax liability: Month 1 

.

Month 2 

.

Month 3 

.

Total liability for quarter 

.

Total must equal line 12.

- ☒ You were a semiweekly schedule depositor for any part of this quarter. Complete Schedule B (Form 941), Report of Tax Liability for Semiweekly Schedule Depositors, and attach it to Form 941. Go to Part 3.

► You MUST complete all three pages of Form 941 and SIGN it.

Next ►

952920

Name (not your trade name) <b>EL PASO ELECTRIC COMPANY</b>	Employer identification number (EIN) <b>74-0607870</b>
---	---

**Part 3: Tell us about your business. If a question does NOT apply to your business, leave it blank.**

<b>17</b>	If your business has closed or you stopped paying wages . . . . .	<input type="checkbox"/>	Check here, and enter the final date you paid wages <span style="border: 1px solid black; padding: 0 10px;">/ /</span> ; also attach a statement to your return. See instructions.
<b>18</b>	If you're a seasonal employer and you don't have to file a return for every quarter of the year . . . . .	<input type="checkbox"/>	Check here.
<b>19</b>	Qualified health plan expenses allocable to qualified sick leave wages . . . . .	<b>19</b>	0 . 00
<b>20</b>	Qualified health plan expenses allocable to qualified family leave wages . . . . .	<b>20</b>	0 . 00
<b>21</b>	Qualified wages for the employee retention credit . . . . .	<b>21</b>	0 . 00
<b>22</b>	Qualified health plan expenses allocable to wages reported on line 21 . . . . .	<b>22</b>	0 . 00
<b>23</b>	Credit from Form 5884-C, line 11, for this quarter . . . . .	<b>23</b>	0 . 00
<b>24</b>	Deferred amount of the employee share of social security tax included on line 13b . . . . .	<b>24</b>	0 . 00
<b>25</b>	Reserved for future use . . . . .	<b>25</b>	.

**Part 4: May we speak with your third-party designee?**

Do you want to allow an employee, a paid tax preparer, or another person to discuss this return with the IRS? See the instructions for details.

☐ Yes. Designee's name and phone number

Select a 5-digit personal identification number (PIN) to use when talking to the IRS.

☒ No.

**Part 5: Sign here. You MUST complete all three pages of Form 941 and SIGN it.**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

	<b>Sign your name here</b>		Print your name here	<b>John Stauffer</b>
			Print your title here	<b>VPUSG</b>
	Date	<b>01 / 25 / 2021</b>	Best daytime phone	<b>7144602139</b>

**Paid Preparer Use Only**

Check if you're self-employed . . . . ☐

Preparer's name		PTIN	
Preparer's signature		Date	/ /
Firm's name (or yours if self-employed)		EIN	
Address			
City		State	
		ZIP code	

# Schedule B (Form 941):

## Report of Tax Liability for Semiweekly Schedule Depositors

(Rev. January 2017)

Department of the Treasury — Internal Revenue Service

OMB No. 1545-0029

Employer identification number (EIN) **7 4 - 0 6 0 7 8 7 0**

Name (not your trade name)

**EL PASO ELECTRIC COMPANY**

Calendar year

**2 0 2 0**

(Also check quarter)

### Report for this Quarter...

(Check one.)

- ☐ 1: January, February, March  
☐ 2: April, May, June  
☐ 3: July, August, September  
☒ 4: October, November, December

Use this schedule to show your TAX LIABILITY for the quarter; don't use it to show your deposits. When you file this form with Form 941 or Form 941-SS, don't change your tax liability by adjustments reported on any Forms 941-X or 944-X. You must fill out this form and attach it to Form 941 or Form 941-SS if you're a semiweekly schedule depositor or became one because your accumulated tax liability on any day was \$100,000 or more. Write your daily tax liability on the numbered space that corresponds to the date wages were paid. See Section 11 in Pub. 15 for details.

#### Month 1

1	<b>23014 . 32</b>	9	.	17	.	25	.
2	<b>1018775 . 95</b>	10	.	18	.	26	.
3	.	11	.	19	.	27	.
4	.	12	.	20	.	28	.
5	.	13	.	21	.	29	.
6	.	14	.	22	.	30	<b>2284768 . 33</b>
7	.	15	.	23	.	31	.
8	.	16	<b>1063872 . 43</b>	24	.		

#### Tax liability for Month 1

**4390431 . 03**

#### Month 2

1	.	9	.	17	.	25	.
2	<b>22579 . 92</b>	10	.	18	.	26	.
3	.	11	.	19	.	27	<b>1645870 . 91</b>
4	.	12	.	20	.	28	.
5	.	13	<b>1047132 . 58</b>	21	.	29	.
6	.	14	.	22	.	30	.
7	.	15	.	23	.	31	.
8	.	16	.	24	.		

#### Tax liability for Month 2

**2715583 . 41**

#### Month 3

1	<b>22938 . 65</b>	9	.	17	.	25	.
2	.	10	.	18	.	26	.
3	.	11	<b>1009408 . 48</b>	19	.	27	.
4	.	12	.	20	.	28	.
5	.	13	.	21	.	29	.
6	.	14	.	22	.	30	.
7	.	15	.	23	.	31	<b>74772 . 08</b>
8	.	16	.	24	<b>993100 . 89</b>		

#### Tax liability for Month 3

**2100220 . 10**

Fill in your total liability for the quarter (Month 1 + Month 2 + Month 3) ►

**Total must equal line 12 on Form 941 or Form 941-SS.**

#### Total liability for the quarter

**9206234 . 54**

Form **941 for 2021: Employer's QUARTERLY Federal Tax Return**  
(Rev. March 2021) Department of the Treasury — Internal Revenue Service

Employer identification number (EIN) **7 4 - 0 6 0 7 8 7 0**

Name (not your trade name) **EL PASO ELECTRIC COMPANY**

Trade name (if any)

Address **P.O. Box 982**  
Number Street Suite or room number  
**El Paso TX 79960**  
City State ZIP code  
Foreign country name Foreign province/county Foreign postal code

**Report for this Quarter of 2021**  
(Choose one.)

- ☒ 1: January, February, March  
☐ 2: April, May, June  
☐ 3: July, August, September  
☐ 4: October, November, December  
Go to [www.irs.gov/Form941](http://www.irs.gov/Form941) for instructions and the latest information.

Read the separate instructions before you complete Form 941. Type or print within the boxes.

**Part 1: Answer these questions for this quarter.**

<b>1</b>	<b>Number of employees who received wages, tips, or other compensation for the pay period including: Mar. 12 (Quarter 1), June 12 (Quarter 2), Sept. 12 (Quarter 3), or Dec. 12 (Quarter 4)</b>	<b>1</b>	<b>1189</b>
<b>2</b>	<b>Wages, tips, and other compensation</b>	<b>2</b>	<b>32423868 . 17</b>
<b>3</b>	<b>Federal income tax withheld from wages, tips, and other compensation</b>	<b>3</b>	<b>5009005 . 26</b>
<b>4</b>	<b>If no wages, tips, and other compensation are subject to social security or Medicare tax</b>	<input type="checkbox"/> Check and go to line 6.	

	Column 1		Column 2
<b>5a</b> Taxable social security wages . . .	<b>34263672 . 71</b>	$\times 0.124 =$	<b>4248695 . 42</b>
<b>5a (i)</b> Qualified sick leave wages . . .	<b>0 . 00</b>	$\times 0.062 =$	<b>0 . 00</b>
<b>5a (ii)</b> Qualified family leave wages . . .	<b>0 . 00</b>	$\times 0.062 =$	<b>0 . 00</b>
<b>5b</b> Taxable social security tips . . .	<b>0 . 00</b>	$\times 0.124 =$	<b>0 . 00</b>
<b>5c</b> Taxable Medicare wages & tips . . .	<b>36057589 . 77</b>	$\times 0.029 =$	<b>1045670 . 10</b>
<b>5d</b> Taxable wages & tips subject to Additional Medicare Tax withholding	<b>1539999 . 04</b>	$\times 0.009 =$	<b>13859 . 99</b>
<b>5e</b> Total social security and Medicare taxes. Add Column 2 from lines 5a, 5a(i), 5a(ii), 5b, 5c, and 5d	<b>5308225 . 51</b>		
<b>5f</b> Section 3121(q) Notice and Demand—Tax due on unreported tips (see instructions)	<b>0 . 00</b>		
<b>6</b> Total taxes before adjustments. Add lines 3, 5e, and 5f	<b>10317230 . 77</b>		
<b>7</b> Current quarter's adjustment for fractions of cents	<b>0 . 00</b>		
<b>8</b> Current quarter's adjustment for sick pay	<b>0 . 00</b>		
<b>9</b> Current quarter's adjustments for tips and group-term life insurance	<b>0 . 00</b>		
<b>10</b> Total taxes after adjustments. Combine lines 6 through 9	<b>10317230 . 77</b>		
<b>11a</b> Qualified small business payroll tax credit for increasing research activities. Attach Form 8974	<b>0 . 00</b>		
<b>11b</b> Nonrefundable portion of credit for qualified sick and family leave wages from Worksheet 1	<b>0 . 00</b>		
<b>11c</b> Nonrefundable portion of employee retention credit from Worksheet 1	<b>0 . 00</b>		

**▶ You MUST complete all three pages of Form 941 and SIGN it.**

**Next ▶**

For Privacy Act and Paperwork Reduction Act Notice, see the back of the Payment Voucher.

Cat. No. 17001Z

Form **941** (Rev. 3-2021)

IRS: EPE\_0002-EL PASO ELECTRIC COMPANY

950221

Name (not your trade name) <b>EL PASO ELECTRIC COMPANY</b>	Employer identification number (EIN) <b>74-0607870</b>
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**Part 1: Answer these questions for this quarter. (continued)**

11d	Total nonrefundable credits. Add lines 11a, 11b, and 11c . . . . .	11d	<input type="text" value="0 . 00"/>
12	Total taxes after adjustments and nonrefundable credits. Subtract line 11d from line 10 . . . . .	12	<input type="text" value="10317230 . 77"/>
13a	Total deposits for this quarter, including overpayment applied from a prior quarter and overpayments applied from Form 941-X, 941-X (PR), 944-X, or 944-X (SP) filed in the current quarter . . . . .	13a	<input type="text" value="10317230 . 89"/>
13b	Reserved for future use . . . . .	13b	<input type="text" value="0 . 00"/>
13c	Refundable portion of credit for qualified sick and family leave wages from Worksheet 1 . . . . .	13c	<input type="text" value="0 . 00"/>
13d	Refundable portion of employee retention credit from Worksheet 1 . . . . .	13d	<input type="text" value="0 . 00"/>
13e	Total deposits and refundable credits. Add lines 13a, 13c, and 13d . . . . .	13e	<input type="text" value="10317230 . 89"/>
13f	Total advances received from filing Form(s) 7200 for the quarter . . . . .	13f	<input type="text" value="0 . 00"/>
13g	Total deposits and refundable credits less advances. Subtract line 13f from line 13e . . . . .	13g	<input type="text" value="10317230 . 89"/>
14	Balance due. If line 12 is more than line 13g, enter the difference and see instructions . . . . .	14	<input type="text" value="0 . 00"/>
15	Overpayment. If line 13g is more than line 12, enter the difference <input type="text" value="0 . 12"/> Check one: <input type="checkbox"/> Apply to next return. <input checked="" type="checkbox"/> Send a refund.		

**Part 2: Tell us about your deposit schedule and tax liability for this quarter.**

If you're unsure about whether you're a monthly schedule depositor or a semiweekly schedule depositor, see section 11 of Pub. 15.

- 16 Check one: ☐ Line 12 on this return is less than \$2,500 or line 12 on the return for the prior quarter was less than \$2,500, and you didn't incur a \$100,000 next-day deposit obligation during the current quarter. If line 12 for the prior quarter was less than \$2,500 but line 12 on this return is \$100,000 or more, you must provide a record of your federal tax liability. If you're a monthly schedule depositor, complete the deposit schedule below; if you're a semiweekly schedule depositor, attach Schedule B (Form 941). Go to Part 3.

- ☐ You were a monthly schedule depositor for the entire quarter. Enter your tax liability for each month and total liability for the quarter, then go to Part 3.

Tax liability: Month 1

Month 2

Month 3

Total liability for quarter

Total must equal line 12.

- ☒ You were a semiweekly schedule depositor for any part of this quarter. Complete Schedule B (Form 941), Report of Tax Liability for Semiweekly Schedule Depositors, and attach it to Form 941. Go to Part 3.

► You MUST complete all three pages of Form 941 and SIGN it.

Next ►

950921

<b>Name (not your trade name)</b> <b>EL PASO ELECTRIC COMPANY</b>	<b>Employer identification number (EIN)</b> <b>74-0607870</b>
--	--

**Part 3: Tell us about your business. If a question does NOT apply to your business, leave it blank.**

<b>17</b>	<b>If your business has closed or you stopped paying wages</b> . . . . . <input type="checkbox"/> Check here, and enter the final date you paid wages <span style="border: 1px solid black; padding: 0 20px;">/ /</span> ; also attach a statement to your return. See instructions.	
<b>18</b>	<b>If you're a seasonal employer and you don't have to file a return for every quarter of the year</b> . . . <input type="checkbox"/> Check here.	
<b>19</b>	<b>Qualified health plan expenses allocable to qualified sick leave wages</b> . . . . . <b>19</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>20</b>	<b>Qualified health plan expenses allocable to qualified family leave wages</b> . . . . . <b>20</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>21</b>	<b>Qualified wages for the employee retention credit</b> . . . . . <b>21</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>22</b>	<b>Qualified health plan expenses allocable to wages reported on line 21</b> . . . . . <b>22</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>23</b>	<b>Credit from Form 5884-C, line 11, for this quarter</b> . . . . . <b>23</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>24</b>	<b>Reserved for future use</b> . . . . . <b>24</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>
<b>25</b>	<b>Reserved for future use</b> . . . . . <b>25</b>	<span style="border: 1px solid black; padding: 0 20px;">0 . 00</span>

**Part 4: May we speak with your third-party designee?**

Do you want to allow an employee, a paid tax preparer, or another person to discuss this return with the IRS? See the instructions for details.

☐ Yes. Designee's name and phone number

Select a 5-digit personal identification number (PIN) to use when talking to the IRS.

☒ No.

**Part 5: Sign here. You MUST complete all three pages of Form 941 and SIGN it.**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

X

**Sign your name here**

Print your name here

**John Stauffer**

Print your title here

**VPUKG**

Date 04 / 25 / 2021

Best daytime phone 7144602139

**Paid Preparer Use Only**

Check if you're self-employed . . . ☐

Preparer's name

PTIN

Preparer's signature

Date / /

Firm's name (or yours if self-employed)

EIN

Address

Phone

City

State

ZIP code

# Schedule B (Form 941):

## Report of Tax Liability for Semiweekly Schedule Depositors

(Rev. January 2017)

Department of the Treasury — Internal Revenue Service

OMB No. 1545-0029

Employer identification number (EIN)

7 4 - 0 6 0 7 8 7 0

Name (not your trade name)

EL PASO ELECTRIC COMPANY

Calendar year

2 0 2 1

(Also check quarter)

### Report for this Quarter...

(Check one.)

- ☒ 1: January, February, March  
☐ 2: April, May, June  
☐ 3: July, August, September  
☐ 4: October, November, December

Use this schedule to show your TAX LIABILITY for the quarter; don't use it to show your deposits. When you file this form with Form 941 or Form 941-SS, don't change your tax liability by adjustments reported on any Forms 941-X or 944-X. You must fill out this form and attach it to Form 941 or Form 941-SS if you're a semiweekly schedule depositor or became one because your accumulated tax liability on any day was \$100,000 or more. Write your daily tax liability on the numbered space that corresponds to the date wages were paid. See Section 11 in Pub. 15 for details.

#### Month 1

1		9		17		25	471 . 00
2		10		18		26	
3		11		19		27	
4	21533 . 09	12		20		28	
5		13		21		29	
6		14		22	1228402 . 67	30	
7		15		23		31	
8	1106971 . 26	16		24			

Tax liability for Month 1

2357378 . 02

#### Month 2

1	21533 . 13	9		17		25	
2		10		18	8911 . 99	26	3516037 . 82
3		11		19	1046334 . 87	27	
4		12		20		28	
5	1126183 . 72	13		21		29	
6		14		22		30	
7		15		23		31	
8		16		24			

Tax liability for Month 2

5719001 . 53

#### Month 3

1	24315 . 07	9		17		25	
2		10		18		26	1198 . 30
3		11	6290 . 13	19	1099440 . 34	27	
4		12		20		28	
5	1109607 . 38	13		21		29	
6		14		22		30	
7		15		23		31	
8		16		24			

Tax liability for Month 3

2240851 . 22

Fill in your total liability for the quarter (Month 1 + Month 2 + Month 3) ►

Total must equal line 12 on Form 941 or Form 941-SS.

Total liability for the quarter

10317230 . 77

For Paperwork Reduction Act Notice, see separate instructions.

IRS.gov/form941

Cat. No. 11967Q

Schedule B (Form 941) (Rev. 1-2017)

IRS: EPE\_0002-EL PASO ELECTRIC COMPANY

SOAH DOCKET NO. 473-21-2606  
PUC DOCKET NO. 52195

APPLICATION OF EL PASO	§	BEFORE THE STATE OFFICE
ELECTRIC COMPANY TO CHANGE	§	OF
RATES	§	ADMINISTRATIVE HEARINGS

EL PASO ELECTRIC COMPANY'S RESPONSE TO  
COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION  
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-48

STAFF 1-5:

**Taxes Other Than Income Taxes**

Please provide a copy of the Company's most recently filed FUTA tax Form 940.

RESPONSE:

Please see Staff 1-5, Attachment 1 for a copy of the Company's Form 940 for 2020.

Preparer: Magdalena Rodriguez

Title: Supervisor – Payroll

Sponsor: Cynthia S. Prieto

Title: Vice President – Controller



Form **940 for 2020: Employer's Annual Federal Unemployment (FUTA) Tax Return**  
Department of the Treasury — Internal Revenue Service

**Employer identification number (EIN)** 7 4 - 0 6 0 7 8 7 0

**Name (not your trade name)** El Paso Electric Company

**Trade name (if any)**

**Address** P O Box 982

Number Street Suite or room number

El Paso TX 79960

City State ZIP code

Foreign country name Foreign province/county Foreign postal code

**Type of Return**  
(Select all that apply.)

- ☐ a. Amended
- ☐ b. Successor employer
- ☐ c. No payments to employees in 2020
- ☐ d. Final: Business closed or stopped paying wages

Go to [www.irs.gov/Form940](http://www.irs.gov/Form940) for instructions and the latest information.

Read the separate instructions before you complete this form. Please type or print within the boxes.

**Part 1: Tell us about your return. If any line does NOT apply, leave it blank. See instructions before completing Part 1.**

- 1a** If you had to pay state unemployment tax in one state only, enter the state abbreviation . **1a**
- 1b** If you had to pay state unemployment tax in more than one state, you are a multi-state employer . . . . . **1b** ☒ Check here. Complete Schedule A (Form 940).
- 2** If you paid wages in a state that is subject to CREDIT REDUCTION . . . . . **2** ☐ Check here. Complete Schedule A (Form 940).

**Part 2: Determine your FUTA tax before adjustments. If any line does NOT apply, leave it blank.**

- 3** Total payments to all employees . . . . . **3** 150028682 . 26
- 4** Payments exempt from FUTA tax . . . . . **4** 7058211 . 97
- Check all that apply: **4a** ☒ Fringe benefits **4c** ☒ Retirement/Pension **4e** ☐ Other
- 4b** ☐ Group-term life insurance **4d** ☐ Dependent care
- 5** Total of payments made to each employee in excess of \$7,000 . . . . . **5** 134343105 . 05
- 6** Subtotal (line 4 + line 5 = line 6) . . . . . **6** 141401317 . 02
- 7** Total taxable FUTA wages (line 3 - line 6 = line 7). See instructions . . . . . **7** 8627365 . 24
- 8** FUTA tax before adjustments (line 7 x 0.006 = line 8) . . . . . **8** 51764 . 19

**Part 3: Determine your adjustments. If any line does NOT apply, leave it blank.**

- 9** If ALL of the taxable FUTA wages you paid were excluded from state unemployment tax, multiply line 7 by 0.054 (line 7 x 0.054 = line 9). Go to line 12 . . . . . **9** 0 . 00
- 10** If SOME of the taxable FUTA wages you paid were excluded from state unemployment tax, OR you paid ANY state unemployment tax late (after the due date for filing Form 940), complete the worksheet in the instructions. Enter the amount from line 7 of the worksheet . . . . . **10** 0 . 00
- 11** If credit reduction applies, enter the total from Schedule A (Form 940) . . . . . **11** 0 . 00

**Part 4: Determine your FUTA tax and balance due or overpayment. If any line does NOT apply, leave it blank.**

- 12** Total FUTA tax after adjustments (lines 8 + 9 + 10 + 11 = line 12) . . . . . **12** 51764 . 19
- 13** FUTA tax deposited for the year, including any overpayment applied from a prior year . . . . . **13** 51764 . 20
- 14** Balance due. If line 12 is more than line 13, enter the excess on line 14.  
• If line 14 is more than \$500, you must deposit your tax.  
• If line 14 is \$500 or less, you may pay with this return. See instructions . . . . . **14** 0 . 00
- 15** Overpayment. If line 13 is more than line 12, enter the excess on line 15 and check a box below **15** 0 . 01

► You **MUST** complete both pages of this form and **SIGN** it. Check one: ☐ Apply to next return. ☒ Send a refund.

**Next** ►

Name (not your trade name) <b>El Paso Electric Company</b>	Employer identification number (EIN) <b>74-0607870</b>
---	---

**Part 5: Report your FUTA tax liability by quarter only if line 12 is more than \$500. If not, go to Part 6.**

**16 Report the amount of your FUTA tax liability for each quarter; do NOT enter the amount you deposited. If you had no liability for a quarter, leave the line blank.**

16a 1st quarter (January 1 – March 31) . . . . .	16a	48491 . 91
16b 2nd quarter (April 1 – June 30) . . . . .	16b	1137 . 70
16c 3rd quarter (July 1 – September 30) . . . . .	16c	1121 . 65
16d 4th quarter (October 1 – December 31) . . . . .	16d	1012 . 93

17 Total tax liability for the year (lines 16a + 16b + 16c + 16d = line 17) 17	17	51764 . 19	Total must equal line 12.
--	----	------------	---------------------------

**Part 6: May we speak with your third-party designee?**

Do you want to allow an employee, a paid tax preparer, or another person to discuss this return with the IRS? See the instructions for details.


☐ **Yes.** Designee's name and phone number

Select a 5-digit personal identification number (PIN) to use when talking to the IRS.

☒ **No.**

**Part 7: Sign here. You MUST complete both pages of this form and SIGN it.**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete, and that no part of any payment made to a state unemployment fund claimed as a credit was, or is to be, deducted from the payments made to employees. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

<b>X Sign your name here</b>	 <small>John A. Stauffer, VP - Select Services The Ultimate Software Group, Inc</small>	Print your name here <div style="border: 1px solid black; padding: 2px;">John Stauffer</div>	Print your title here <div style="border: 1px solid black; padding: 2px;">VPUSG</div>
Date	02 / 01 / 2021	Best daytime phone	714 460 2139

**Paid Preparer Use Only**

Check if you are self-employed ☐

Preparer's name		PTIN	
Preparer's signature		Date	/ /
Firm's name (or yours if self-employed)		EIN	
Address			Phone
City		State	
		ZIP code	

# Schedule A (Form 940) for 2020:

## Multi-State Employer and Credit Reduction Information

Department of the Treasury — Internal Revenue Service

OMB No. 1545-0028

Employer identification number (EIN)   -

Name (not your trade name)

See the instructions on page 2. File this schedule with Form 940.

Place an "X" in the box of EVERY state in which you had to pay state unemployment tax this year. For the U.S. Virgin Islands, enter the FUTA taxable wages and the reduction rate (see page 2). Multiply the FUTA taxable wages by the reduction rate and enter the credit reduction amount. Don't include in the *FUTA Taxable Wages* box wages that were excluded from state unemployment tax (see the instructions for Step 2). If any states don't apply to you, leave them blank.

Postal Abbreviation	FUTA Taxable Wages	Reduction Rate	Credit Reduction	Postal Abbreviation	FUTA Taxable Wages	Reduction Rate	Credit Reduction
<input type="checkbox"/> AK	.		.	<input type="checkbox"/> NC	.		.
<input type="checkbox"/> AL	.		.	<input type="checkbox"/> ND	.		.
<input type="checkbox"/> AR	.		.	<input type="checkbox"/> NE	.		.
<input checked="" type="checkbox"/> AZ	.		.	<input type="checkbox"/> NH	.		.
<input type="checkbox"/> CA	.		.	<input type="checkbox"/> NJ	.		.
<input type="checkbox"/> CO	.		.	<input checked="" type="checkbox"/> NM	.		.
<input type="checkbox"/> CT	.		.	<input type="checkbox"/> NV	.		.
<input type="checkbox"/> DC	.		.	<input type="checkbox"/> NY	.		.
<input type="checkbox"/> DE	.		.	<input type="checkbox"/> OH	.		.
<input type="checkbox"/> FL	.		.	<input type="checkbox"/> OK	.		.
<input type="checkbox"/> GA	.		.	<input type="checkbox"/> OR	.		.
<input type="checkbox"/> HI	.		.	<input type="checkbox"/> PA	.		.
<input type="checkbox"/> IA	.		.	<input type="checkbox"/> RI	.		.
<input type="checkbox"/> ID	.		.	<input type="checkbox"/> SC	.		.
<input type="checkbox"/> IL	.		.	<input type="checkbox"/> SD	.		.
<input type="checkbox"/> IN	.		.	<input type="checkbox"/> TN	.		.
<input type="checkbox"/> KS	.		.	<input checked="" type="checkbox"/> TX	.		.
<input type="checkbox"/> KY	.		.	<input type="checkbox"/> UT	.		.
<input type="checkbox"/> LA	.		.	<input type="checkbox"/> VA	.		.
<input type="checkbox"/> MA	.		.	<input type="checkbox"/> VT	.		.
<input type="checkbox"/> MD	.		.	<input type="checkbox"/> WA	.		.
<input type="checkbox"/> ME	.		.	<input type="checkbox"/> WI	.		.
<input type="checkbox"/> MI	.		.	<input type="checkbox"/> WV	.		.
<input type="checkbox"/> MN	.		.	<input type="checkbox"/> WY	.		.
<input type="checkbox"/> MO	.		.	<input type="checkbox"/> PR	.		.
<input type="checkbox"/> MS	.		.	<input type="checkbox"/> VI	.		.
<input type="checkbox"/> MT	.		.				

**Total Credit Reduction.** Add all amounts shown in the *Credit Reduction* boxes. Enter the total here and on Form 940, line 11 . . . . .

SOAH DOCKET NO. 473-17-2606  
PUC DOCKET NO. 52195

APPLICATION OF EL PASO	§	BEFORE THE STATE OFFICE
ELECTRIC COMPANY TO	§	OF
CHANGE RATES	§	ADMINISTRATIVE HEARINGS

EL PASO ELECTRIC COMPANY'S RESPONSE TO  
COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION  
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-48

Staff 1-6:

For the tax form provided in Staff 1-5 above, provide the number of employees for which the FUTA tax was paid.

RESPONSE:

Because FUTA is assessed on the total amount of wages paid during the year, El Paso Electric Company does not maintain records to determine the number of unique individuals for which FUTA was paid during the test year. However, the average of the number of employees by month for the test year as shown on Schedule G 1-5 is 1,147.

Preparer: Magdalena Rodriguez

Title: Supervisor – Payroll

Sponsor: Cynthia S. Prieto

Title: Vice President – Controller

SOAH DOCKET NO. 473-21-2606  
PUC DOCKET NO. 52195

APPLICATION OF EL PASO § BEFORE THE STATE OFFICE  
ELECTRIC COMPANY TO CHANGE § OF  
RATES § ADMINISTRATIVE HEARINGS

EL PASO ELECTRIC COMPANY'S RESPONSE TO  
COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION  
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-48

STAFF 1-7:

**Taxes Other Than Income Taxes**

Has the Company or its affiliates protested property tax valuations in Texas in the past five years? If yes, provide the results of such protests and any documents related to the result.

RESPONSE:

Yes. The valuation for the Stanton Tower (El Paso Electric Company's headquarters) located at 100 N. Stanton, El Paso, Texas, has been protested in each of the past five years. The original valuations and settled or current valuations after the Appraisal Review Board for the El Paso Central Appraisal District ("ARB") hearing are as follows:

Tax Year 2016:	Original valuation:	\$16,439,440
	Settled valuation:	\$12,500,000
Tax Year 2017:	Original valuation:	\$14,500,000
	Settled valuation:	\$12,500,000
Tax Year 2018:	Original valuation:	\$12,500,000
	Settled valuation:	\$11,685,790
Tax Year 2019:	Original valuation:	\$11,685,790
	ARB valuation:	\$11,684,940
Tax Year 2020:	Original valuation:	\$17,612,780
	ARB valuation:	\$12,825,524

The valuations for the Stanton Tower for Tax Years 2019 and 2020 are currently under appeal in *El Paso Electric Company v. El Paso Central Appraisal District*, No. 2019DTX0791 and 2020DTX0683 in the 327<sup>th</sup> District Court. For supporting documentation see Staff 1-7, Attachment 1.

Preparer: Tamera Henderson

Title: Manager – Tax

Sponsor: Sean M. Ihorn

Title: Director – Tax

TA-775  
(01-10/1)

**NOTICE OF FINAL ORDER WITH FORM FOR NOTICE OF APPEAL**

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO TX 79925-3345

522599  
RYAN LLC  
221 N KANSAS ST STE 2101

EL PASO, TX 79901-1400

Account #: M47399903900900

Case #: 2016-7032

Prop ID: 390162

Legal Desc: 39 MILLS S 160.75 FT OF W  
120 FT & ALY ADJ & E 150 FT OF S 145 FT &  
193.91 SQ FT ADJ TO NWC

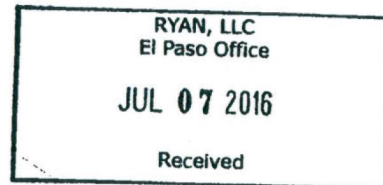
**COPY**

Date: 07/06/16

**NOTICE OF FINAL ORDER**

THE APPRAISAL REVIEW BOARD HAS MADE A FINAL DECISION ON YOUR PROTEST. A COPY OF THE ORDER DETERMINING THE PROTEST IS ENCLOSED WITH THIS NOTICE.

YOU HAVE A RIGHT TO APPEAL THIS ORDER TO THE DISTRICT COURT. IF YOU WANT TO APPEAL AND HAVE QUESTIONS, YOU SHOULD CONSULT AN ATTORNEY. PLEASE SEE THE FULL NOTICE OF FINAL ORDER ON PAGE 3 FOR GROUNDS FOR APPEAL AND FILING A PETITION. IF YOU DO APPEAL AND YOUR CASE IS PENDING, YOU MUST PAY THE AMOUNT OF TAXES NOT IN DISPUTE OR THE AMOUNT OF TAXES DUE ON THE PROPERTY UNDER THE ARB ORDER, WHICHEVER IS LOWER, TO EACH TAXING UNIT BEFORE TAXES FOR THE YEAR BECOME DELINQUENT.



TA-221  
(09-11/9)

## ORDER DETERMINING PROTEST

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

EL PASO ELECTRIC COMPANY  
100 N STANTON ST  
EL PASO, TX 79901-1463

Account #: M47399903900900

Case #: 2016-7032

Prop ID: 390162

Legal Desc: 39 MILLS S 160.75 FT OF W  
120 FT & ALY ADJ & E 150 FT OF S 145 FT &  
193.91 SQ FT ADJ TO NWC

Appraisal Review Board  
EL PASO CENTRAL APPRAISAL DISTRICT

## ORDER DETERMINING PROTEST

On June 17, 2016, the Appraisal Review Board of EL PASO County, Texas, heard the protest of RYAN LLC concerning the appraisal records for tax year 2016.

The Board delivered proper notice of the date, time, and place of the hearing. The property owner or agent and the chief appraiser of the appraisal district were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the Board has determined that the protest concerned the following action(s) permitted by Section 41.41(a), Tax Code:

- Q01 (Value is over market value.)
- Q02 (Value is unequal compared with other properties)
- Q03 (Property should not be taxed)
- Q04 (Failure to send required notice)
- Q05 (Other)
- Q06 (Exemption was denied, modified or cancelled)
- Q07 (Change in us

Having heard the evidence and arguments from both sides, the Appraisal Review Board with a quorum present determined that:

The appraisal records are not correct and should be changed.

Appraiser Assigned Value: \$  
ARB Assigned Market: \$14,500,000  
ARB Assigned Equity: \$

If an ARB determination is not shown for a protested issue, it was withdrawn before or during the protest hearing.

The Appraisal Review Board therefore ORDERS that:

The chief appraiser shall make changes to the appraisal records concerning this property and the values shall remain as follows:

	ARB Submitted**	Final Values*
EXEMPTIONS:		
LAND AG/TIM MARKET:	\$0	\$0
LAND HOMESTEAD VALUE:	\$0	\$0
LAND NON HOMESITE:	\$2,222,400	\$2,222,400
IMPROVEMENT VALUE:	\$14,217,040	\$12,277,600
TOTAL MARKET VALUE:	\$16,439,440	\$14,500,000
TOTAL APPRAISED VALUE:	\$16,439,440	\$14,500,000
TOTAL ASSESSED VALUE:	\$16,439,440	\$14,500,000

\*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.

\*\* as shown in the appraisal records submitted to the board by the chief appraiser under Section 25.22 or 25.23

True Automation, Inc.

SPC-SPC-SPC



TA-222  
(6-13/11)

## NOTICE OF FINAL ORDER

### Notice of Final Order

A PROPERTY OWNER HAS A RIGHT TO APPEAL IN DISTRICT COURT AN APPRAISAL REVIEW BOARD ORDER DETERMINING A PROTEST AS PROVIDED BY TEXAS TAX CODE CHAPTER 42. TO APPEAL SUCH AN ORDER TO DISTRICT COURT, A PARTY MUST FILE A PETITION FOR REVIEW WITH THE DISTRICT COURT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE THAT A FINAL ORDER HAS BEEN ENTERED FROM WHICH AN APPEAL MAY BE HAD OR AT ANY TIME AFTER THE HEARING BUT BEFORE THE 60-DAY DEADLINE. A PROPERTY OWNER ALSO HAS A RIGHT TO APPEAL IN DISTRICT COURT A DETERMINATION OF AN APPRAISAL REVIEW BOARD ON A MOTION FILED UNDER SECTION 25.25, TEXAS TAX CODE. THE LAW PROVIDES THAT TO FILE SUIT TO COMPEL AN APPRAISAL REVIEW BOARD TO ORDER A CHANGE IN THE APPRAISAL ROLL UNDER SECTION 25.25, A PARTY MUST FILE SUIT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE OF THE APPRAISAL REVIEW BOARD'S DETERMINATION OF A MOTION UNDER SECTION 25.25 OR A DETERMINATION THAT THE PROPERTY OWNER HAS FAILED TO COMPLY WITH THE PRE-PAYMENT REQUIREMENTS. FAILURE TO TIMELY FILE A PETITION BARS AN APPEAL TO DISTRICT COURT.

A PARTY OTHER THAN A PROPERTY OWNER, IN ORDER TO EXERCISE THE PARTY'S RIGHT TO APPEAL AN ORDER OF AN APPRAISAL REVIEW BOARD, MUST FILE A WRITTEN NOTICE OF APPEAL WITHIN 15 DAYS AFTER THE DATE THE PARTY RECEIVES THIS NOTICE OR, IN THE CASE OF A TAXING UNIT, WITHIN 15 DAYS AFTER THE DATE THE TAXING UNIT RECEIVES NOTICE PURSUANT TO SECTION 41.07, TEXAS TAX CODE.

For more information regarding appeal to district court, you should consult Texas Tax Code, Chapter 42 and the clerk of the court. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, a property owner may appeal through binding arbitration an appraisal review board order determining a protest filed under Section 41.41(a)(1) or (2) of the Texas Tax Code concerning the appraised or market value of property if:

- (1) the property qualifies as the owner's residence homestead under Section 11.13 of the Texas Tax Code; or
- (2) the appraised or market value, as applicable, of the property as determined by the order is \$1 million or less.

To appeal an appraisal review board order through binding arbitration, a property owner must file with the appraisal district not later than the 45<sup>th</sup> day after the date the property owner receives notice of the order:

- (1) a completed request for binding arbitration, a copy of which is enclosed with this notice; and
- (2) an arbitration deposit made payable to the comptroller in the applicable amount provided under Chapter 41A of the Texas Tax Code.

For more information regarding appeal through binding arbitration, you should consult Texas Tax Code, Chapter 41A and related Comptroller rules. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, certain property owners may appeal to the State Office of Administrative Hearings (SOAH) an appraisal review board order determining a protest concerning the appraised or market value of property brought under Section 41.41(a)(1) or (2) of the Texas Tax Code if the appraised or market value, as applicable, of the property that was the subject of the protest, as determined by the appraisal review board order, is more than \$1 million.

Appeals to SOAH are currently subject to limitations of a pilot program for the following counties: Bexar, Cameron, Collin, Denton, El Paso, Fort Bend, Harris, Montgomery, Nueces, Tarrant, and Travis. Beginning with the 2014 tax year, appeals to SOAH apply to all counties. To appeal an appraisal review board order to SOAH, a property owner must file with the chief appraiser of the appraisal district not later than the 30<sup>th</sup> day after the date the property owner receives notice of the order:

- (1) a completed notice of appeal to SOAH, a copy of which is enclosed with this notice; and
- (2) not later than the 90<sup>th</sup> day after the date the property owner receives the notice of order a deposit of \$1,500 made payable to SOAH must be filed with the appraisal district.

For more information regarding appeal to SOAH, you should consult Texas Government Code, Chapter 2003 and related SOAH rules. If you need legal advice, you should consult an attorney.

It is important to note that the pendency of an appeal, whether to district court, through binding arbitration, or to the State Office of Administrative Hearings, does not affect the delinquency date for the taxes on the property subject to the appeal. For more specific information, consult the applicable statutes and rules.

Chairman, Appraisal Review Board

Signed on: 07/06/16

sign  
here →

*Michael R. Briggs*

True Automation, Inc.



El Paso County - 327th District Court

Filed 8/27/2015 3:30:12 PM

Norma L. Favela  
District Clerk  
El Paso County  
2015DTX0828

NO. \_\_\_\_\_

<b>EL PASO ELECTRIC COMPANY,</b> <b>Plaintiff,</b>	§ § § § § § § § § §	<b>IN THE DISTRICT COURT OF</b>    <b>EL PASO COUNTY, TEXAS</b>   <b>_____ JUDICIAL DISTRICT</b>
v.		
<b>EL PASO COUNTY APPRAISAL</b> <b>DISTRICT,</b> <b>Defendant.</b>		

**PLAINTIFF'S ORIGINAL PETITION FOR**  
**REVIEW OF APPRAISAL REVIEW BOARD ORDER**

TO THE HONORABLE JUDGE:

Plaintiff, El Paso Electric Company, complains of Defendant, El Paso County Appraisal District ("Appraisal District"), and would show the Court the following:

1. Plaintiff intends to conduct discovery under Level 3, Texas Rule of Civil Procedure 190.4.
2. Plaintiff is the owner, lessee, or operator of real property located in El Paso County, Texas, and listed on the Appraisal District's appraisal roll.
3. Defendant is located in El Paso County, Texas; is duly organized; and is acting pursuant to the laws of Texas. Defendant and may be served with process by serving its Chief Appraiser, Dinah Kilgore, or any officer or employee of the Appraisal District present at the appraisal office at a time when it is open for business with the public. The Appraisal District's office is located at 5801 Trowbridge, El Paso, Texas 79925.
4. The property owned by Plaintiff, which is the subject of this cause, is described as real property located in El Paso County, Texas, and is further identified by Defendant, as follows (the "Property"):

**Account Number**  
M47399903900900

**Address**  
112 N. Stanton St.

5. On or about May 2015, Plaintiff was notified by Defendant that the value of the

Property had been appraised as follows, for 2015:

<u>Account Number</u>	<u>Noticed Value</u>
M47399903900900	\$22,371,740

6. Plaintiff timely filed with the Collin County Appraisal Review Board ("Review Board") a notice of protest of the valuation given the Property by the Chief Appraiser because the determination of the appraised value of the Property was (1) excessive under Texas Tax Code § 42.25 and (2) unequal in comparison with other similar property in the appraisal district under Texas Tax Code § 42.26. Thereafter, the Review Board determined the protest and made its order in which the appraised value of the Property was determined to be as follows, for 2015:

<u>Account Number</u>	<u>Final Value</u>
M47399903900900	\$14,500,000

7. Thereafter, the Review Board transmitted to Plaintiff the notice of issuance of the order. Plaintiff now appeals that order, which is attached hereto as Exhibit "A."

8. All conditions precedent to a trial *de novo* before this Court have been performed or have occurred. All administrative remedies have been exhausted, and the agency decision is final and appealable. Therefore, Plaintiff is entitled to a trial *de novo* of the Review Board's order.

9. The correct appraised value of the Property for tax year 2015 is below the value determined by the Review Board.

10. The Property's appraised value exceeds the median appraised value of a reasonable number of comparable properties appropriately adjusted. Plaintiff requests that the Court reduce the Property's appraised value on the Appraisal District's appraisal roll for tax year 2015, as authorized by Texas Tax Code § 42.26.

11. The levying of a tax on the Property based on the incorrect valuations is excessive and unequal and will cause injury to Plaintiff.

12. At this time, Plaintiff intends to pay the full amount of the tax assessments, but is unable to make a final decision on payment of taxes due to non-receipt of tax bills. If a decision is made to pay a lesser amount of taxes than the amounts billed, notices of the amount of taxes to be paid will be filed with the Court.

13. Defendant has forced Plaintiff to retain counsel to pursue its remedies against Defendant.

*Prayer*

Plaintiff, El Paso Electric Company, prays that on final determination hereof, the Court render judgment:

1. Fixing the appraised value of the Property in accordance with the requirements of law pursuant to Texas Tax Code § 42.24(1);

2. Determining that the appraised value of the Property, according to the appraisal roll, exceeds the appraised values required by law, and ordering that Plaintiff is entitled to a reduction of the appraised value on the appraisal rolls pursuant to Texas Tax Code § 42.25;

3. Determining that the Property is appraised unequally in comparison to the appraisal of other property in the appraisal district, and ordering the appraised value changed to the value, as calculated pursuant to Texas Tax Code § 42.26;

4. Entering the orders necessary to ensure equal treatment under the law for Plaintiff pursuant to Texas Tax Code § 42.24(2);

5. Awarding Plaintiff all costs incurred in this appeal pursuant to Texas Tax Code § 42.07;

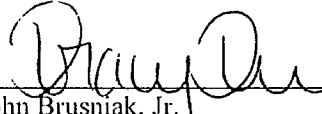
6. Awarding Plaintiff reimbursement for reasonable attorneys' fees from Defendant pursuant to Texas Tax Code § 42.29; and

7. Entering other orders necessary to preserve rights protected by and impose duties required by the law pursuant to Texas Tax Code § 42.24(3).

Respectfully submitted,

RYAN LAW FIRM, L.L.P.  
Three Galleria Tower  
13155 Noel Road  
Suite 1850  
Dallas, Texas 75240  
Telephone: 972.250.6363  
Facsimile: 972.250.3599

By:

  
\_\_\_\_\_  
John Brusniak, Jr.  
State Bar No. 03261500  
john.brusniak@ryanlawllp.com  
Tracy M. Turner  
State Bar No. 24076743  
tracy.turner@ryanlawllp.com  
Kory L. Ryan  
State Bar No. 24068065  
kory.ryan@ryanlawllp.com

**ATTORNEYS FOR PLAINTIFF**



TA-221  
(09-11/9)

## ORDER DETERMINING PROTEST

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

Account #: M47399903900900

Case #: 2015-9048

Prop ID: 390162

Legal Desc: 39 MILLS S 160.75 FT OF W  
120 FT & ALY ADJ & E 150 FT OF S 145 FT &  
193.91 SQ FT ADJ TO NWC

EL PASO ELECTRIC COMPANY  
100 N STANTON ST  
EL PASO, TX 79901-1463

Appraisal Review Board  
EL PASO CENTRAL APPRAISAL DISTRICT

## ORDER DETERMINING PROTEST

On June 22, 2015, the Appraisal Review Board of EL PASO County, Texas, heard the protest of RYAN LLC concerning the appraisal records for tax year 2015.

The Board delivered proper notice of the date, time, and place of the hearing. The property owner or agent and the chief appraiser of the appraisal district were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the Board has determined that the protest concerned the following action(s) permitted by Section 41.41(a), Tax Code:

- Q01 (Value is over market value.)
- Q02 (Value is unequal compared with other properties)
- Q03 (Property should not be taxed)
- Q04 (Failure to send required notice)
- Q06 (Exemption was denied, modified or cancelled)
- Q07 (Change in use of land appr

Having heard the evidence and arguments from both sides, the Appraisal Review Board with a quorum present determined that:

The appraisal records are not correct and should be changed.

Appraiser Assigned Value: \$  
ARB Assigned Market: \$14,500,000  
ARB Assigned Equity: \$

If an ARB determination is not shown for a protested issue, it was withdrawn before or during the protest hearing.

The Appraisal Review Board therefore ORDERS that:

The chief appraiser shall make changes to the appraisal records concerning this property and the values shall remain as follows:

	ARB Submitted**	Final Values*
EXEMPTIONS:		
LAND AG/TIM MARKET:	\$0	\$0
LAND HOMESTEAD VALUE:	\$0	\$0
LAND NON HOMESITE:	\$2,222,400	\$2,222,400
IMPROVEMENT VALUE:	\$20,149,340	\$12,277,600
TOTAL MARKET VALUE:	\$22,371,740	\$14,500,000
TOTAL APPRAISED VALUE:	\$22,371,740	\$14,500,000
TOTAL ASSESSED VALUE:	\$22,371,740	\$14,500,000

\*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.

\*\* as shown in the appraisal records submitted to the board by the chief appraiser under Section 25.22 or 25.23



El Paso County - 327th District Court

Filed 9/21/2015 12:00:28 PM

Norma L. Favela  
District Clerk  
El Paso County  
2015DTX0828

**CAUSE NO. 2015DTX0828**

EL PASO ELECTRIC COMPANY, Plaintiff	§	IN THE DISTRICT COURT
	§	
	§	
	§	
vs.	§	EL PASO COUNTY, TEXAS
	§	
EL PASO CENTRAL APPRAISAL DISTRICT	§	
Defendant	§	327 <sup>th</sup> TAX DOCKET

**DEFENDANT'S ORIGINAL ANSWER**

**TO THE HONORABLE JUDGE OF SAID COURT:**

**NOW COMES** the Defendant, **EL PASO CENTRAL APPRAISAL DISTRICT**, and files this  
its Original Answer to Plaintiff's Original Petition and as such would show the Court as follows:

**I.**

Defendant denies each and every, all and singular, the allegations made and contained in Plaintiff's  
Original Petition and demand strict proof of same.

**WHEREFORE, PREMISES CONSIDERED**, Defendant prays to the Court the Plaintiff takes  
nothing by its suit herein and that Defendant be discharged from all liability, together with its costs.

**PERDUE, BRANDON, FIELDER,  
COLLINS & MOTT, L.L.P.**



**By:**

\_\_\_\_\_  
Joseph T. Longoria  
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Vernique R. Hutchinson  
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**DUNBAR, ARMENDARIZ & HEGEMAN  
& HOLGUIN, PLLC**

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1700 N. Stanton Street  
El Paso, Texas 79902-3533  
(915) 532-3638  
(915) 545-1066 Facsimile

**LOCAL COUNSEL**

**ATTORNEYS FOR DEFENDANT**

**CERTIFICATE OF SERVICE**

This is to certify that a true and correct copy of the foregoing **Defendant's Original Answer** was served on the following individual(s) by depositing same in the United States Mail, certified, return receipt requested, postage paid, and/or by electronic transmission this date **21<sup>st</sup>** day of **September, 2015**.

Ms. Tracy M. Turner  
Ryan Law Firm, LLP  
Three Galleria Tower  
13155 Noel Road, Suite 1850  
Dallas, Texas 75240



---

El Paso County - 327th District Court

Filed 9/6/2016 5:47:42 PM

Norma L. Favela  
District Clerk  
El Paso County  
2015DTX0828

**NO. 2015DTX0828**

<b>EL PASO ELECTRIC COMPANY,</b>	<b>§</b>	<b>IN THE DISTRICT COURT OF</b>
	<b>§</b>	
<b>Plaintiff,</b>	<b>§</b>	
	<b>§</b>	
<b>v.</b>	<b>§</b>	
	<b>§</b>	<b>EL PASO COUNTY, TEXAS</b>
<b>EL PASO CENTRAL APPRAISAL</b>	<b>§</b>	
<b>DISTRICT,</b>	<b>§</b>	
	<b>§</b>	
<b>Defendant.</b>	<b>§</b>	
	<b>§</b>	<b>327<sup>th</sup> TAX DOCKET</b>

**PLAINTIFF'S FIRST AMENDED PETITION FOR  
REVIEW OF APPRAISAL REVIEW BOARD ORDER**

Plaintiff, El Paso Electric Company, complains of Defendant, El Paso Central Appraisal District ("Appraisal District"), and would show the Court the following:

1. Plaintiff intends to conduct discovery under Level 3, Texas Rule of Civil Procedure 190.4.
2. Plaintiff is the owner, lessee, or operator of real property located in El Paso County, Texas, and listed on the Appraisal District's appraisal roll.
3. Defendant is located in El Paso County, Texas; is duly organized; and is acting pursuant to the laws of Texas. Defendant has been served with process and has filed an answer herein.
4. The property owned by Plaintiff, which is the subject of this cause, is described as real property located in El Paso County, Texas, and is further identified by Defendant, as follows (the "Property"):

**Property ID**  
390162

**Address**  
100 North Stanton Street

5. On or about May 2015, Plaintiff was notified by Defendant that the value of the



Property had been appraised as follows, for 2015:

<u>Property ID</u>	<u>Noticed Value</u>
M47399903900900	\$22,371,740

6. Plaintiff timely filed with the El Paso Central Appraisal Review Board ("Review Board") a notice of protest of the valuation given the Property by the Chief Appraiser because the determination of the appraised value of the Property was (1) excessive under section 42.25 of the Texas Tax Code and (2) unequal in comparison with other similar property in the appraisal district under section 42.26 of the Texas Tax Code. Thereafter, the Review Board determined the protest and made its order in which the appraised value of the Property was determined to be as follows, for 2015:

<u>Property ID</u>	<u>Final Value</u>
390162	\$14,500,000

7. On or about May 2016, Plaintiff was notified by Defendant that the value of the Property had been appraised as follows, for 2016:

<u>Property ID</u>	<u>Noticed Value</u>
390162	\$16,439,440

8. Plaintiff timely filed with the Review Board a notice of protest of the valuation given the Property by the Chief Appraiser because the determination of the appraised value of the Property was (1) excessive under section 42.25 of the Texas Tax Code and (2) unequal in comparison with other similar property in the appraisal district under section 42.26 of the Texas Tax Code. Thereafter, the Review Board determined the protest and made its order in which the appraised value of the Property was determined to be as follows, for 2016:

<u>Property ID</u>	<u>Final Value</u>
390162	\$14,500,000

Thereafter, the Review Board transmitted to Plaintiff the notice of issuance of those orders.

Plaintiff now appeals those orders, which are attached hereto as Exhibit "A."

9. All conditions precedent to a trial *de novo* before this Court have been performed or have occurred. All administrative remedies have been exhausted, and the agency decision is final and appealable. Therefore, Plaintiff is entitled to a trial *de novo* of the Review Board's order.

10. The correct appraised value of the Property for tax year 2015 and 2016 is below the value determined by the Review Board.

11. The Property's appraised value exceeds the median appraised value of a reasonable number of comparable properties appropriately adjusted. Plaintiff requests that the Court reduce the Property's appraised value on the Appraisal District's appraisal roll for tax year 2015 and 2016, as authorized by section 42.26 of the Texas Tax Code.

12. The levying of a tax on the Property based on the incorrect valuations is excessive and unequal and will cause injury to Plaintiff.

13. At this time, Plaintiff intends to pay the full amount of the tax assessments, but is unable to make a final decision on payment of taxes due to non-receipt of tax bills. If a decision is made to pay a lesser amount of taxes than the amounts billed, notices of the amount of taxes to be paid will be filed with the Court.

14. Defendant has forced Plaintiff to retain counsel to pursue its remedies against Defendant.

*Prayer*

Plaintiff, El Paso Electric Company, prays that on final determination hereof, the Court render judgment:

1. Fixing the appraised value of the Property in accordance with the requirements of law pursuant to section 42.24(1) of the Texas Tax Code;
2. Determining that the appraised value of the Property, according to the appraisal roll, exceeds the appraised values required by law, and ordering that Plaintiff is entitled to a reduction of the appraised value on the appraisal rolls pursuant to section 42.25 of the Texas Tax Code;
3. Determining that the Property is appraised unequally in comparison to the appraisal of other property in the appraisal district, and ordering the appraised value changed to the value, as calculated pursuant to section 42.26 of the Texas Tax Code;
4. Entering the orders necessary to ensure equal treatment under the law for Plaintiff pursuant to section 42.24(2) of the Texas Tax Code;
5. Awarding Plaintiff all costs incurred in this appeal pursuant to section 42.07 of the Texas Tax Code;
6. Awarding Plaintiff reimbursement for reasonable attorneys' fees from Defendant pursuant to section 42.29 of the Texas Tax Code; and
7. Entering other orders necessary to preserve rights protected by and impose duties required by the law pursuant to section 42.24(3) of the Texas Tax Code.

Respectfully submitted,

**BRUSNIAK LAW, PLLC**  
Three Galleria Tower  
13155 Noel Road  
Suite 1850  
Dallas, Texas 75240  
Ph: 972.250.6363  
Fax: 972.250.3599



---

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david@txtax.com

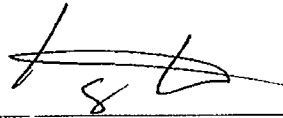
**ATTORNEYS FOR PLAINTIFF**

### **CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of the foregoing was served on the following counsel of record, pursuant to the Texas Rules of Civil Procedure on this the 6 day of September, 2016:

***Via eservice***

Joseph T. Longoria  
1235 North Loop West, Suite 600  
Houston, Texas 77008

A handwritten signature in black ink, appearing to read 'Kory L. Ryan', is written over a horizontal line.

Kory L. Ryan



TA-221  
(03-11/0)

# ORDER DETERMINING PROTEST

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

Account #: M47399903900900

Case #: 2016-9048

Prop ID: 390162

Legal Desc: 39 MILLS S 160.76 FT OF W  
120 FT & ALY ADJ & E 150 FT OF S 145 FT &  
193.91 SQ FT ADJ TO NWC

EL PASO ELECTRIC COMPANY  
100 N STANTON ST  
EL PASO, TX 79901-1463

Appraisal Review Board  
EL PASO CENTRAL APPRAISAL DISTRICT

# ORDER DETERMINING PROTEST

On June 22, 2016, the Appraisal Review Board of EL PASO County, Texas, heard the protest of RYAN LLC concerning the appraisal records for tax year 2015.

The Board delivered proper notice of the date, time, and place of the hearing. The property owner or agent and the chief appraiser of the appraisal district were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the Board has determined that the protest concerned the following action(s) permitted by Section 41.41(a), Tax Code:

- Q01 (Value is over market value.)
- Q02 (Value is unequal compared with other properties)
- Q03 (Property should not be taxed)
- Q04 (Failure to send required notice)
- Q06 (Exemption was denied, modified or cancelled)
- Q07 (Change in use of land appr)

Having heard the evidence and arguments from both sides, the Appraisal Review Board with a quorum present determined that:

The appraisal records are not correct and should be changed.

Appraiser Assigned Value: \$  
ARB Assigned Market: \$14,500,000  
ARB Assigned Equity: \$

If an ARB determination is not shown for a protested issue, it was withdrawn before or during the protest hearing.

The Appraisal Review Board therefore ORDERS that:

The chief appraiser shall make changes to the appraisal records concerning this property and the values shall remain as follows:

	ARB Submitted**	Final Values*
EXEMPTIONS:		
LAND AG/TIM MARKET:	\$0	\$0
LAND HOMESTEAD VALUE:	\$0	\$0
LAND NON HOMESITE:	\$2,222,400	\$2,222,400
IMPROVEMENT VALUE:	\$20,149,340	\$12,277,600
TOTAL MARKET VALUE:	\$22,371,740	\$14,500,000
TOTAL APPRAISED VALUE:	\$22,371,740	\$14,500,000
TOTAL ASSESSED VALUE:	\$22,371,740	\$14,500,000

\*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.

\*\* as shown in the appraisal records submitted to the board by the chief appraiser under Section 25.22 or 25.23

PLAINTIFF'S  
EXHIBIT

A



TA-221  
(09-11/9)

## ORDER DETERMINING PROTEST

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

Account #: M47399903900900

Case #: 2016-7032

Prop ID: 390162

Legal Desc: 39 MILLS S 160.75 FT OF W  
120 FT & ALY ADJ & E 150 FT OF S 145 FT &  
193.91 SQ FT ADJ TO NWC

EL PASO ELECTRIC COMPANY  
100 N STANTON ST  
EL PASO, TX 79901-1463

Appraisal Review Board  
EL PASO CENTRAL APPRAISAL DISTRICT

## ORDER DETERMINING PROTEST

On June 17, 2016, the Appraisal Review Board of EL PASO County, Texas, heard the protest of RYAN LLC concerning the appraisal records for tax year 2016.

The Board delivered proper notice of the date, time, and place of the hearing. The property owner or agent and the chief appraiser of the appraisal district were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the Board has determined that the protest concerned the following action(s) permitted by Section 41.41(a), Tax Code:

- Q01 (Value is over market value.)
- Q02 (Value is unequal compared with other properties)
- Q03 (Property should not be taxed)
- Q04 (Failure to send required notice)
- Q05 (Other)
- Q06 (Exemption was denied, modified or cancelled)
- Q07 (Change in us)

Having heard the evidence and arguments from both sides, the Appraisal Review Board with a quorum present determined that:  
The appraisal records are not correct and should be changed.

Appraiser Assigned Value:	\$
ARB Assigned Market:	\$14,500,000
ARB Assigned Equity:	\$

If an ARB determination is not shown for a protested issue, it was withdrawn before or during the protest hearing.

The Appraisal Review Board therefore ORDERS that:

The chief appraiser shall make changes to the appraisal records concerning this property and the values shall remain as follows:

	ARB Submitted**	Final Values*
EXEMPTIONS:		
LAND AG/TIM MARKET:	\$0	\$0
LAND HOMESTEAD VALUE:	\$0	\$0
LAND NON HOMESITE:	\$2,222,400	\$2,222,400
IMPROVEMENT VALUE:	\$14,217,040	\$12,277,600
TOTAL MARKET VALUE:	\$16,439,440	\$14,500,000
TOTAL APPRAISED VALUE:	\$16,439,440	\$14,500,000
TOTAL ASSESSED VALUE:	\$16,439,440	\$14,500,000

\*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.

\*\* as shown in the appraisal records submitted to the board by the chief appraiser under Section 25.22 or 25.23

True Automation, Inc.

EPEC-EPOKCE

**COPY**

**CAUSE NO. 2015DTX0828**

EL PASO ELECTRIC COMPANY,  
Plaintiff

vs.

EL PASO CENTRAL APPRAISAL  
DISTRICT  
Defendant

§  
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§  
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§  
§

IN THE DISTRICT COURT

EL PASO COUNTY, TEXAS

327<sup>th</sup> TAX DOCKET

FILED  
NORMA FAVELA BARCELEAU  
DISTRICT CLERK  
2017 DEC -8 PM 3:48  
EL PASO COUNTY, TEXAS  
BY  
DEPUTY

**AGREED FINAL JUDGMENT**

ON THIS DAY, this cause came on for trial and came the Plaintiff, **El Paso Electric Company**, by and through their attorney of record and also came the Defendant, **El Paso Central Appraisal District**, by and through its attorney of record, and all parties having announced ready for trial, all matters of fact and law were submitted to the court. The parties announced to the Court that they had reached a final settlement regarding all issues of law and fact in dispute herein, including the appraised value of the property that is the subject of this cause and which is more fully described in Plaintiff's First Amended Original Petition for Review of Appraisal Review Board Order.

The parties agree that bona fide disputes and controversies exist between them concerning the appraised value and taxable status of the Property. The parties solely for the purpose of compromising and settling their claims enter into these stipulations. Except as set forth below, no other use of this Stipulation may be made by the parties as concerns the claim of either party, whether having arisen in the past, now pending, or to arise in the future, including subsequent disputes as to the market, appraised value or taxable status of the Property within Defendant's appraisal jurisdiction in subsequent years. This agreement is not intended by either party as an admission of the taxable status, appraised value or market value of the Property, nor shall it be represented by either party as to the other, as an admission of same. This instrument is admissible



in an administrative hearing before an appraisal review board for the express purpose of establishing that the value of the property was determined by Subtitle F of the Texas Tax Code.

The parties agree that the appraised value of the property as of **January 1, 2015 and January 1, 2016** shall be:

Tax Year(s)	Geographic ID	PID	Agreed Value
2015	M473-999-0390-0900	390162	\$12,500,000.00
2016	M473-999-0390-0900	390162	\$12,500,000.00

Plaintiff(s) specifically waive the right to receive interest on the amount refunded pursuant to Chapter 42 of the Code, provided the refund is issued within sixty (60) days after the court enters this judgment. In the event the refund is not issued within such time frame, refund interest will accrue pursuant to TEX. TAX CODE ANN. § 42.43 (Vernon 2016). The Court having reviewed the pleadings on file herein and having reviewed the terms of the settlement is of the belief that it should be in all ways approved, accordingly;


**IT IS ORDERED, ADJUDGED AND DECREED that:**

1. The appraised value placed by the El Paso Central Appraisal District and the Appraisal Review Board of El Paso County upon Plaintiff's property, described in Plaintiff's First Amended Original Petition for Review of Appraisal Review Board Order is hereby canceled and set aside;
2. The Court fixes the appraised value for the property as of **January 1, 2015 and January 1, 2016** as follows:

Tax Year(s)	Geographic ID	PID	Agreed Value
2015	M473-999-0390-0900	390162	\$12,500,000.00
2016	M473-999-0390-0900	390162	\$12,500,000.00

3. Plaintiff(s) shall not receive interest accruing to refunds which are forthcoming from the taxing units in which the subject property is taxable in connection with this judgment, provided such refunds are made within sixty (60) days after the court enters this judgment.
4. It is further ordered that in the event that the terms of this Agreed Judgment result in a refund of taxes for the year or years in question, then such refund or refunds and any applicable interest shall be sent by first class mail to the named Plaintiff (or Plaintiffs) at the address for the Plaintiff's attorney of record.
5. The El Paso Central Appraisal District, and in particular, its Chief Appraiser, shall correct the **2015 and 2016** appraisal rolls in conformity with this judgment to reflect the above valuation and taxable status for the subject property;
6. The El Paso Central Appraisal District shall certify said corrections to the taxing units in which the subject property is taxable in conformity with the post-appeal procedures provided by Chapter 42, Texas Tax Code.
7. All costs of Court are taxed against the party incurring same; and
8. All relief not expressly granted herein is hereby **DENIED**.

SIGNED on this the 8<sup>th</sup> day of December, 2017.

  
\_\_\_\_\_  
JUDGE PRESIDING

Agreed as to Form and Substance:

**PERDUE, BRANDON, FIELDER,  
COLLINS & MOTT, L.L.P.**

By: 

Joseph T. Longoria  
SBN: 12544860  
[jlongoria@pbfc.com](mailto:jlongoria@pbfc.com)  
Vernique R. Hutchinson  
SBN: 24066905  
[vhutchison@pbfc.com](mailto:vhutchison@pbfc.com)  
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(713) 862-1860  
(713) 869-0030 Facsimile

**ATTORNEYS FOR DEFENDANT**

**DUNBAR, ARMENDARIZ & HEGEMAN**

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(915) 532-3638  
(915) 545-1066 Facsimile

**LOCAL COUNSEL**

Agreed as to Form and Substance:

**BRUSNIAK LAW, PLLC**

By: 

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(972) 250-3599 Facsimile  
**ATTORNEYS FOR PLAINTIFF**

6/30/2021

El Paso Central Appraisal District - Print

## EPCAD - Print View for Property 390162

### Property

#### Account

Type:	R	Geo ID:	M47399903900900
Prop ID:	390162	Legal Description:	39 MILLS S 160 75 FT OF W 120 FT & ALY /
Agent Code:	360		& E 150 FT OF S 145 FT & 193 91 SQ FT AC
			TO NWC
Property Use Code:	-	Property Use Description:	-

#### Location

Address:	112 N STANTON ST EL PASO, TX 79901
Neighborhood:	CBD OFFICE DISTRICT
Neighborhood CD:	212
Mapsc:	735P
Map ID:	NWC173

#### Owners

Name:	EL PASO ELECTRIC COMPANY
Mailing Address:	100 N STANTON ST EL PASO TX 79901-1463
Owner ID:	244924
Ownership (%):	100 00
Exemptions	-

### Values (2017)

(+) Improvement Homesite Value:	\$0 00
(+) Improvement Non Homesite Value:	\$10,277,600 00
(+) Land Homesite Value:	\$0 00
(+) Land Non Homesite Value:	\$2,222,400 00
(+) Agricultural Market Valuation:	\$0 00
(+) Timber Market Valuation:	\$0 00
(=) Market Value:	\$12,500,000 00
(-) Agricultural Or Timber Use Value Reduction:	\$0 00
(=) Appraised Value:	\$12,500,000 00
(-) HS Cap:	\$0 00
(=) Assessed Value:	\$12,500,000 00

### Taxing Jurisdiction (2017)

Owner:	EL PASO ELECTRIC COMPANY
Ownership (%):	100 00
Total Value:	\$12,500,000 00

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0 000000	\$- --	\$12,500,000 00	\$12,500,000 00	\$0 00
CEP	CITY OF EL PASO	0 803433	\$- --	\$12,500,000 00	\$12,500,000 00	\$100,429 12
G01	EL PASO COUNTY	0 452694	\$- --	\$12,500,000 00	\$12,500,000 00	\$56,586 75
IEP	EL PASO I S D	1 310000	\$- --	\$12,500,000 00	\$12,500,000 00	\$163,750 00

6/30/2021

El Paso Central Appraisal District - Print

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax
SCC	EPCC	0.141638	\$- --	\$12,500,000.00	\$12,500,000.00	\$17,704.75
SDM	DOWNTOWN MANAGEMENT DISTRICT	0.120000	\$- --	\$12,500,000.00	\$12,500,000.00	\$15,000.00
SHO	UNIV MED CTR	0.251943	\$- --	\$12,500,000.00	\$12,500,000.00	\$31,492.88
STR	TAX INCREMENT REINVESTMENT ZONE	0.000000	\$- --	\$12,500,000.00	\$12,500,000.00	\$0.00
<b>Total Tax Rate:</b>		3.079708				
<b>Taxes With Current Exemptions:</b>						\$384,963.50
<b>Taxes Without Exemptions:</b>						\$384,963.50

The El Paso Central Appraisal District makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. Data relating to tax rates and tax values is being provided as unofficial data. Please visit the City of El Paso Consolidated Tax Office website for official values.

#### Improvements/Building (2017)

Type: Commercial  
State Code: F1  
Living Area: 420,509.00 sqft  
Value: \$10,277,600.00

Type CD:	Description:	Class CD:	Exterior Wall:	Year Built:	Square Footage:
43A	SPRINKLER SYSTEM(WET) SINGLE CONNECTION	*	-	1979	41,509.00
MA	MAIN AREA	POAA	817	1979	24,564.00
01C	PASSENGER ELEVATOR/> 8 STY	*	-	1979	9.00
MA1	UPPER FLOOR AREA	*	-	1979	365,568.00
01	PASSENGER ELEVATOR	*	-	1979	18.00
21	TRUCKWELL/LOADING WELL	*	-	1979	2,340.00
25	UNDERGROUND STORAGE-TANK(FIBERGLASS)	*	-	1979	3,500.00
02A	FREIGHT ELEVATOR/AUTO/MEZZ & BSMT	*	-	1979	2.00
MB3	BSMNT AVG CONDITION	*	-	1979	30,377.00
02C	FREIGHT ELEVATOR/4-7 STY	*	-	1979	1.00

#### Land (2017)

#	Type:	Description:	Acres:	Square Footage:	Eff Front:	Eff Depth:	Market Value:	Prod Value
1	212011	ABOVE AVG PRIMARY CORNER	1.02	44,448.00	0.00	0.00	\$2,222,400.00	\$0

#### Roll Value History

Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assessed:
2021	\$10,218,358.00	\$2,222,400.00	\$0.00	\$12,440,758.00	\$0.00	\$12,440,758
2020	\$10,603,124.00	\$2,222,400.00	\$0.00	\$12,825,524.00	\$0.00	\$12,825,524
2019	\$9,462,540.00	\$2,222,400.00	\$0.00	\$11,684,940.00	\$0.00	\$11,684,940

6/30/2021

El Paso Central Appraisal District - Print

Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assess:
2018	\$9,463,390 00	\$2,222,400 00	\$0 00	\$11,685,790 00	\$0 00	\$11,685,790
2017	\$10,277,600 00	\$2,222,400 00	\$0 00	\$12,500,000 00	\$0 00	\$12,500,000
2016	\$10,277,600 00	\$2,222,400 00	\$0 00	\$12,500,000 00	\$0 00	\$12,500,000

Deed History

#	Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Numb
1	2/8/2008	L	CAD/Other	100 NORTH STANTON TOWER LLC	EL PASO ELECTRIC COMPANY	0	0	2008001165
2	5/25/2007	W	Warranty Deed	CHASE BANK OF TEXAS (TR)	100 NORTH STANTON TOWER LLC			2007005004
3	1/1/1900	UNK	UNKNOWN	-	EL PASO NATURAL GAS CO			-

**Executive Director/Chief Appraiser**

Dinah L. Kilgore, R. PA

**Location:**

5801 Trowbridge Dr

El Paso, TX 79925

P: (915) 780-2000

F: (915) 780-2130

**General Information:**

(915) 780-2131

**Email us:** admin@epcad.org

**Webmaster:** webmaster@epcad.org

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TA-775  
(01-10/1)

## NOTICE OF FINAL ORDER WITH FORM FOR NOTICE OF APPEAL

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO TX 79925-3345

522599  
RYAN LLC  
221 N KANSAS ST STE 2101

EL PASO, TX 79901-1400

Account #: M47399903900900

Case #: 2017-3484

Prop ID: 390162

Legal Desc: 39 MILLS S 160.75 FT OF W  
120 FT & ALY ADJ & E 150 FT OF S 145 FT &  
193.91 SQ FT ADJ TO NWC

Date: 07/07/17

### NOTICE OF FINAL ORDER

THE APPRAISAL REVIEW BOARD HAS MADE A FINAL DECISION ON YOUR PROTEST. A COPY OF THE ORDER DETERMINING THE PROTEST IS ENCLOSED WITH THIS NOTICE.

YOU HAVE A RIGHT TO APPEAL THIS ORDER TO THE DISTRICT COURT. IF YOU WANT TO APPEAL AND HAVE QUESTIONS, YOU SHOULD CONSULT AN ATTORNEY. PLEASE SEE THE FULL NOTICE OF FINAL ORDER ON PAGE 3 FOR GROUNDS FOR APPEAL AND FILING A PETITION. IF YOU DO APPEAL AND YOUR CASE IS PENDING, YOU MUST PAY THE AMOUNT OF TAXES NOT IN DISPUTE OR THE AMOUNT OF TAXES DUE ON THE PROPERTY UNDER THE ARB ORDER, WHICHEVER IS LOWER, TO EACH TAXING UNIT BEFORE TAXES FOR THE YEAR BECOME DELINQUENT.

RYAN, LLC  
El Paso Office

JUL 10 2017

Received

TA-221  
(09-11/9)**ORDER DETERMINING PROTEST**

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

Account #: M47399903900900

Case #: 2017-3484

Prop ID: 390162

Legal Desc: 39 MILLS S 160.75 FT OF W  
120 FT & ALY ADJ & E 150 FT OF S 145 FT &  
193.91 SQ FT ADJ TO NWC

EL PASO ELECTRIC COMPANY  
100 N STANTON ST  
EL PASO, TX 79901-1463

Appraisal Review Board  
EL PASO CENTRAL APPRAISAL DISTRICT

**ORDER DETERMINING PROTEST**

On June 20, 2017, the Appraisal Review Board of EL PASO County, Texas, heard the protest of RYAN LLC concerning the appraisal records for tax year 2017 .

The Board delivered proper notice of the date, time, and place of the hearing. The property owner or agent and the chief appraiser of the appraisal district were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the Board has determined that the protest concerned the following action(s) permitted by Section 41.41(a), Tax Code:

- Q01 (Incorrect appraised (market) value)
- Q02 (Value is unequal compared with other properties)

Having heard the evidence and arguments from both sides, the Appraisal Review Board with a quorum present determined that:

The appraisal records are correct and should not be changed

Appraiser Assigned Value: \$

ARB Assigned Market: \$

ARB Assigned Equity: \$

If an ARB determination is not shown for a protested issue, it was withdrawn before or during the protest hearing.

The Appraisal Review Board therefore ORDERS that:

The chief appraiser shall make no change to the appraisal records concerning this property and the values shall remain as follows:

	ARB Submitted**	Final Values*
EXEMPTIONS:		
LAND AG/TIM MARKET:	\$0	\$0
LAND HOMESTEAD VALUE:	\$0	\$0
LAND NON HOMESITE:	\$2,222,400	\$2,222,400
IMPROVEMENT VALUE:	\$12,277,600	\$12,277,600
TOTAL MARKET VALUE:	\$14,500,000	\$14,500,000
TOTAL APPRAISED VALUE:	\$14,500,000	\$14,500,000
TOTAL ASSESSED VALUE:	\$14,500,000	\$14,500,000

\*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.

\*\* as shown in the appraisal records submitted to the board by the chief appraiser under Section 25.22 or 25.23



TA-222  
(6-13/11)

## NOTICE OF FINAL ORDER

### Notice of Final Order

A PROPERTY OWNER HAS A RIGHT TO APPEAL IN DISTRICT COURT AN APPRAISAL REVIEW BOARD ORDER DETERMINING A PROTEST AS PROVIDED BY TEXAS TAX CODE CHAPTER 42. TO APPEAL SUCH AN ORDER TO DISTRICT COURT, A PARTY MUST FILE A PETITION FOR REVIEW WITH THE DISTRICT COURT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE THAT A FINAL ORDER HAS BEEN ENTERED FROM WHICH AN APPEAL MAY BE HAD OR AT ANY TIME AFTER THE HEARING BUT BEFORE THE 60-DAY DEADLINE. A PROPERTY OWNER ALSO HAS A RIGHT TO APPEAL IN DISTRICT COURT A DETERMINATION OF AN APPRAISAL REVIEW BOARD ON A MOTION FILED UNDER SECTION 25.25, TEXAS TAX CODE. THE LAW PROVIDES THAT TO FILE SUIT TO COMPEL AN APPRAISAL REVIEW BOARD TO ORDER A CHANGE IN THE APPRAISAL ROLL UNDER SECTION 25.25, A PARTY MUST FILE SUIT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE OF THE APPRAISAL REVIEW BOARD'S DETERMINATION OF A MOTION UNDER SECTION 25.25 OR A DETERMINATION THAT THE PROPERTY OWNER HAS FAILED TO COMPLY WITH THE PRE-PAYMENT REQUIREMENTS. FAILURE TO TIMELY FILE A PETITION BARS AN APPEAL TO DISTRICT COURT.

A PARTY OTHER THAN A PROPERTY OWNER, IN ORDER TO EXERCISE THE PARTY'S RIGHT TO APPEAL AN ORDER OF AN APPRAISAL REVIEW BOARD, MUST FILE A WRITTEN NOTICE OF APPEAL WITHIN 15 DAYS AFTER THE DATE THE PARTY RECEIVES THIS NOTICE OR, IN THE CASE OF A TAXING UNIT, WITHIN 15 DAYS AFTER THE DATE THE TAXING UNIT RECEIVES NOTICE PURSUANT TO SECTION 41.07, TEXAS TAX CODE.

For more information regarding appeal to district court, you should consult Texas Tax Code, Chapter 42 and the clerk of the court. If you need legal advice, you should consult an attorney

As an alternative to filing an appeal to district court, a property owner may appeal through binding arbitration an appraisal review board order determining a protest filed under Section 41.41(a)(1) or (2) of the Texas Tax Code concerning the appraised or market value of property if:

- (1) the property qualifies as the owner's residence homestead under Section 11.13 of the Texas Tax Code; or
- (2) the appraised or market value, as applicable, of the property as determined by the order is \$1 million or less.

To appeal an appraisal review board order through binding arbitration, a property owner must file with the appraisal district not later than the 45<sup>th</sup> day after the date the property owner receives notice of the order:

- (1) a completed request for binding arbitration, a copy of which is enclosed with this notice; and
- (2) an arbitration deposit made payable to the comptroller in the applicable amount provided under Chapter 41A of the Texas Tax Code.

For more information regarding appeal through binding arbitration, you should consult Texas Tax Code, Chapter 41A and related Comptroller rules. If you need legal advice, you should consult an attorney

As an alternative to filing an appeal to district court, certain property owners may appeal to the State Office of Administrative Hearings (SOAH) an appraisal review board order determining a protest concerning the appraised or market value of property brought under Section 41.41(a)(1) or (2) of the Texas Tax Code if the appraised or market value, as applicable, of the property that was the subject of the protest, as determined by the appraisal review board order, is more than \$1 million.

Appeals to SOAH are currently subject to limitations of a pilot program for the following counties: Bexar, Cameron, Collin, Denton, El Paso, Fort Bend, Harris, Montgomery, Nueces, Tarrant, and Travis. Beginning 2014 tax year, appeals to SOAH apply to all counties. To appeal an appraisal review board order to SOAH, a property owner must file with the chief appraiser of the appraisal district not later than the 30th day after the date the property owner receives notice of the order:

- (1) a completed notice of appeal to SOAH, a copy of which is enclosed with this notice, and
- (2) not later than the 90th day after the date the property owner receives the notice of order a deposit of \$1,500 made payable to SOAH must be filed with the appraisal district

For more information regarding appeal to SOAH, you should consult Texas Government Code, Chapter 2003 and related SOAH rules. If you need legal advice, you should consult an attorney

It is important to note that the pendency of an appeal, whether to district court, through binding arbitration, or to the State Office of Administrative Hearings, does not affect the delinquency date for the taxes on the property subject to the appeal. For more specific information, consult the applicable statutes and rules

Chairman, Appraisal Review Board

Signed on: 07/07/17

sign  
here

*Michael R. Briggs*

COPY

CAUSE NO. 2017DTX0491

EL PASO ELECTRIC COMPANY,  
Plaintiff

vs.

EL PASO CENTRAL APPRAISAL  
DISTRICT  
Defendant

§  
§  
§  
§  
§  
§  
§  
§  
§

IN THE DISTRICT COURT

EL PASO COUNTY, TEXAS

327<sup>th</sup> TAX DOCKET

FILED  
NORMA FAVELA BARCELEAU  
DISTRICT CLERK  
2017 DEC -8 PM 3:48  
EL PASO COUNTY, TEXAS  
BY DEPUTY

**AGREED FINAL JUDGMENT**

ON THIS DAY, this cause came on for trial and came the Plaintiff, **El Paso Electric Company**, by and through their attorney of record and also came the Defendant, **El Paso Central Appraisal District**, by and through its attorney of record, and all parties having announced ready for trial, all matters of fact and law were submitted to the court. The parties announced to the Court that they had reached a final settlement regarding all issues of law and fact in dispute herein, including the appraised value of the property that is the subject of this cause and which is more fully described in Plaintiff's Original Petition for Review of Appraisal Review Board Order.

The parties agree that bona fide disputes and controversies exist between them concerning the appraised value and taxable status of the Property. The parties solely for the purpose of compromising and settling their claims enter into these stipulations. Except as set forth below, no other use of this Stipulation may be made by the parties as concerns the claim of either party, whether having arisen in the past, now pending, or to arise in the future, including subsequent disputes as to the market, appraised value or taxable status of the Property within Defendant's appraisal jurisdiction in subsequent years. This agreement is not intended by either party as an admission of the taxable status, appraised value or market value of the Property, nor shall it be represented by either party as to the other, as an admission of same. This instrument is admissible

in an administrative hearing before an appraisal review board for the express purpose of establishing that the value of the property was determined by Subtitle F of the Texas Tax Code.

The parties agree that the appraised value of the property as of **January 1, 2017** shall be:

Tax Year(s)	Geographic ID	PID	Agreed Value
2017	M473-999-0390-0900	390162	\$12,500,000.00

Plaintiff(s) specifically waive the right to receive interest on the amount refunded pursuant to Chapter 42 of the Code, provided the refund is issued within sixty (60) days after the court enters this judgment. In the event the refund is not issued within such time frame, refund interest will accrue pursuant to TEX. TAX CODE ANN. § 42.43 (Vernon 2016). The Court having reviewed the pleadings on file herein and having reviewed the terms of the settlement is of the belief that it should be in all ways approved, accordingly;

**IT IS ORDERED, ADJUDGED AND DECREED that:**

1. The appraised value placed by the El Paso Central Appraisal District and the Appraisal Review Board of El Paso County upon Plaintiff's property, described in Plaintiff's Original Petition for Review of Appraisal Review Board Order is hereby canceled and set aside;
2. The Court fixes the appraised value for the property as of **January 1, 2017** as follows:


Tax Year(s)	Geographic ID	PID	Agreed Value
2017	M473-999-0390-0900	390162	\$12,500,000.00

3. Plaintiff(s) shall not receive interest accruing to refunds which are forthcoming from the taxing units in which the subject property is taxable in connection with this judgment, provided such refunds are made within sixty (60) days after the court enters this judgment.
4. It is further ordered that in the event that the terms of this Agreed Judgment result in a refund of taxes for the year or years in question, then such refund or refunds and any applicable interest shall be sent by first class mail to the named Plaintiff (or Plaintiffs) at the address for the Plaintiff's attorney of record.



5. The El Paso Central Appraisal District, and in particular, its Chief Appraiser, shall correct the **2017** appraisal rolls in conformity with this judgment to reflect the above valuation and taxable status for the subject property;
6. The El Paso Central Appraisal District shall certify said corrections to the taxing units in which the subject property is taxable in conformity with the post-appeal procedures provided by Chapter 42, Texas Tax Code.
7. All costs of Court are taxed against the party incurring same; and
8. All relief not expressly granted herein is hereby **DENIED**.

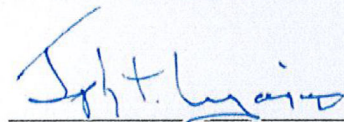
SIGNED on this the 8th day of December, 2017.

  
\_\_\_\_\_  
JUDGE PRESIDING

Agreed as to Form and Substance:

**PERDUE, BRANDON, FIELDER,  
COLLINS & MOTT, L.L.P.**

By:



Joseph T. Longoria  
SBN: 12544860  
[jlongoria@pbfc.com](mailto:jlongoria@pbfc.com)  
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(713) 862-1860  
(713) 869-0030 Facsimile

**ATTORNEYS FOR DEFENDANT**

**DUNBAR, ARMENDARIZ & HEGEMAN**

Ms. Carmen B. Hegeman  
SBN: 02118020  
[cbhegeman@dunbarlawfirm.net](mailto:cbhegeman@dunbarlawfirm.net)  
1700 N. Stanton Street  
El Paso, Texas 79902-3533  
(915) 532-3638  
(915) 545-1066 Facsimile

**LOCAL COUNSEL**

Agreed as to Form and Substance:

**BRUSNIAK LAW, PLLC**

By:



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Three Galleria Tower  
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Dallas, Texas 75240  
(972) 250-6363  
(972) 250-3599 Facsimile  
**ATTORNEYS FOR PLAINTIFF**

6/30/2021

El Paso Central Appraisal District - Print

## EPCAD - Print View for Property 390162

### Property

#### Account

Type:	R	Geo ID:	M47399903900900
Prop ID:	390162	Legal Description:	39 MILLS S 160 75 FT OF W 120 FT & ALY /
Agent Code:	360		& E 150 FT OF S 145 FT & 193 91 SQ FT AC
			TO NWC
Property Use Code:	-	Property Use Description:	-

#### Location

Address:	112 N STANTON ST EL PASO, TX 79901
Neighborhood:	CBD OFFICE DISTRICT
Neighborhood CD:	212
Mapsc:	735P
Map ID:	NWC173

#### Owners

Name:	EL PASO ELECTRIC COMPANY
Mailing Address:	100 N STANTON ST EL PASO TX 79901-1463
Owner ID:	244924
Ownership (%):	100 00
Exemptions	-

### Values (2018)

(+) Improvement Homesite Value:	\$0 00
(+) Improvement Non Homesite Value:	\$9,463,390 00
(+) Land Homesite Value:	\$0 00
(+) Land Non Homesite Value:	\$2,222,400 00
(+) Agricultural Market Valuation:	\$0 00
(+) Timber Market Valuation:	\$0 00
(=) Market Value:	\$11,685,790 00
(-) Agricultural Or Timber Use Value Reduction:	\$0 00
(=) Appraised Value:	\$11,685,790 00
(-) HS Cap:	\$0 00
(=) Assessed Value:	\$11,685,790 00

### Taxing Jurisdiction (2018)

Owner:	EL PASO ELECTRIC COMPANY
Ownership (%):	100 00
Total Value:	\$11,685,790 00

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0 000000	\$- --	\$11,685,790 00	\$11,685,790 00	\$0 00
CEP	CITY OF EL PASO	0 843332	\$- --	\$11,685,790 00	\$11,685,790 00	\$98,550 01
G01	EL PASO COUNTY	0 447819	\$- --	\$11,685,790 00	\$11,685,790 00	\$52,331 19
IEP	EL PASO I S D	1 310000	\$- --	\$11,685,790 00	\$11,685,790 00	\$153,083 85

6/30/2021

El Paso Central Appraisal District - Print

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax
SCC	EPCC	0 140273	\$- --	\$11,685,790 00	\$11,685,790 00	\$16,392 01
SDM	DOWNTOWN MANAGEMENT DISTRICT	0 120000	\$- --	\$11,685,790 00	\$11,685,790 00	\$14,022 95
SHO	UNIV MED CTR	0 251943	\$- --	\$11,685,790 00	\$11,685,790 00	\$29,441 53
<b>Total Tax Rate:</b>		3 113367				
<b>Taxes With Current Exemptions:</b>						\$363821 54
<b>Taxes Without Exemptions:</b>						\$363821 54

The El Paso Central Appraisal District makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. Data relating to tax rates and tax values is being provided as unofficial data. Please visit the City of El Paso Consolidated Tax Office website for official values.

#### Improvements/Building (2018)

Type: Commercial  
State Code: F1  
Living Area: 420509 00 sqft  
Value: \$9,463,390 00

Type CD:	Description:	Class CD:	Exterior Wall:	Year Built:	Square Footage:
MA	MAIN AREA	POAA	817	1979	24564 00
MA1	UPPER FLOOR AREA	*	-	1979	365568 00
MB3	BSMNT AVG CONDITION	*	-	1979	30377 00
01C	PASSENGER ELEVATOR/> 8 STY	*	-	1979	9 00
43A	SPRNKLR SYSTM(WET) SNGL CONECT	*	-	1979	415097 00
02A	FREIGHT ELEV AUTO/MEZZ & BSMT	*	-	1979	2 00
01	PASSENGER ELEVATOR	*	-	1979	18 00
02C	FREIGHT ELEVATOR/4-7 STY	*	-	1979	1 00
21	TRUCKWELL/LOADING WELL	*	-	1979	2340 00
25	UNDERGRND STG-TANK(FIBERGLASS)	*	-	1979	3500 00

#### Land (2018)

#	Type:	Description:	Acres:	Square Footage:	Eff Front:	Eff Depth:	Market Value:	Prod Value
1	212011	ABOVE AVG PRIMARY CORNER	1 02	44448 00	0 00	0 00	\$2,222,400 00	\$0

#### Roll Value History

Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assessed
2021	\$10,218,358 00	\$2,222,400 00	\$0 00	\$12,440,758 00	\$0 00	\$12,440,758
2020	\$10,603,124 00	\$2,222,400 00	\$0 00	\$12,825,524 00	\$0 00	\$12,825,524
2019	\$9,462,540 00	\$2,222,400 00	\$0 00	\$11,684,940 00	\$0 00	\$11,684,940
2018	\$9,463,390 00	\$2,222,400 00	\$0 00	\$11,685,790 00	\$0 00	\$11,685,790

6/30/2021

El Paso Central Appraisal District - Print

Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assessm
2017	\$10,277,600 00	\$2,222,400 00	\$0 00	\$12,500,000 00	\$0 00	\$12,500,000
2016	\$10,277,600 00	\$2,222,400 00	\$0 00	\$12,500,000 00	\$0 00	\$12,500,000

Deed History

#	Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Numb
1	2/8/2008	L	CAD/Other	100 NORTH STANTON TOWER LLC	EL PASO ELECTRIC COMPANY	0	0	2008001165
2	5/25/2007	W	Warranty Deed	CHASE BANK OF TEXAS (TR)	100 NORTH STANTON TOWER LLC			2007005004
3	1/1/1900	UNK	UNKNOWN	-	EL PASO NATURAL GAS CO			-

**Executive Director/Chief Appraiser**

Dinah L. Kilgore, R PA

**Location:**

5801 Trowbridge Dr

El Paso, TX 79925

P: (915) 780-2000

F: (915) 780-2130

**General Information:**

(915) 780-2131

**Email us:** admin@epcad.org

**Webmaster:** webmaster@epcad.org

© 2021 - El Paso Central Appraisal District



TA-775  
(12-16/3)

## NOTICE OF FINAL ORDER WITH FORM FOR NOTICE OF APPEAL

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

522599  
RYAN LLC  
221 N KANSAS ST STE 2101

EL PASO, TX 79901-1400

Case#: 2018-15127

Prop ID: 390162

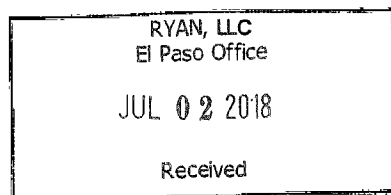
Legal Desc: 39 MILLS S 160.75 FT OF W 120 FT & ALY  
ADJ & E 150 FT OF S 145 FT & 193.91 SQ FT  
ADJ TO NWC

Date: 06/29/18

### NOTICE OF FINAL ORDER

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TA-221  
(11-16/14)

## ORDER DETERMINING PROTEST

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

522599  
RYAN LLC  
221 N KANSAS ST STE 2101

EL PASO, TX 79901-1400

Appraisal Review Board  
EL PASO CENTRAL APPRAISAL DISTRICT

Account#: M47399903900900  
Case#: 2018-15127  
Prop ID: 390162  
Legal Desc: 39 MILLS S 160.75 FT OF W 120 FT & ALY  
ADJ & E 150 FT OF S 145 FT & 193.91 SQ FT  
ADJ TO NWC

## ORDER DETERMINING PROTEST

On June 5, 2018, the Appraisal Review Board of EL PASO County, Texas, heard the protest of RYAN LLC concerning the appraisal records for tax year 2018.

The Board delivered proper notice of the date, time, and place of the hearing. The property owner or agent and the chief appraiser of the appraisal district were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the Board has determined that the protest concerned the following action(s) permitted by Section 41.41(a), Tax Code.

- Q01 (Incorrect appraised (market) value)
- Q02 (Value is unequal compared with other properties)
- Q03 (Property should not be taxed)
- Q04 (Failure to send required notice)
- Q05 (Other)
- Q06 (Exemption was denied, modified or cancelled)
- Q07 (Chang

Based on the evidence, the ARB makes the following determination(s):

The appraisal records are not correct and should be changed.

Appraiser Assigned Value:	\$
ARB Assigned Market:	\$11,685,790
ARB Assigned Equity:	\$11,685,790

If an ARB determination is not shown for a protested issue, it was withdrawn before or during the protest hearing.

The Appraisal Review Board therefore ORDERS that.

The chief appraiser shall make changes to the appraisal records concerning this property and the values shall remain as follows.

	ARB Submitted**	Final Values*
EXEMPTIONS:		
LAND AG/TIM MARKET:	\$0	\$0
LAND HOMESTEAD VALUE:	\$0	\$0
LAND NON HOMESITE:	\$2,222,400	\$2,222,400
IMPROVEMENT VALUE:	\$10,277,600	\$9,463,390
TOTAL MARKET VALUE:	\$12,500,000	\$11,685,790
TOTAL APPRAISED VALUE:	\$12,500,000	\$11,685,790
TOTAL ASSESSED VALUE:	\$12,500,000	\$11,685,790

\*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.

\*\* as shown in the appraisal records submitted to the board by the chief appraiser under Section 25.22 or 25.23

TA-222  
(8-17/15)

## NOTICE OF FINAL ORDER

### Notice of Final Order

A PROPERTY OWNER HAS A RIGHT TO APPEAL IN DISTRICT COURT AN APPRAISAL REVIEW BOARD ORDER DETERMINING A PROTEST AS PROVIDED BY TEXAS TAX CODE CHAPTER 42. TO APPEAL SUCH AN ORDER TO DISTRICT COURT, A PARTY MUST FILE A PETITION FOR REVIEW WITH THE DISTRICT COURT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE THAT A FINAL ORDER HAS BEEN ENTERED FROM WHICH AN APPEAL MAY BE HAD OR AT ANY TIME AFTER THE HEARING BUT BEFORE THE 60-DAY DEADLINE. A PROPERTY OWNER ALSO HAS A RIGHT TO APPEAL IN DISTRICT COURT A DETERMINATION OF AN APPRAISAL REVIEW BOARD ON A MOTION FILED UNDER SECTION 25.25, TEXAS TAX CODE. THE LAW PROVIDES THAT TO FILE SUIT TO COMPEL AN APPRAISAL REVIEW BOARD TO ORDER A CHANGE IN THE APPRAISAL ROLL UNDER SECTION 25.25, A PARTY MUST FILE SUIT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE OF THE APPRAISAL REVIEW BOARD'S DETERMINATION OF A MOTION UNDER SECTION 25.25 OR A DETERMINATION THAT THE PROPERTY OWNER HAS FAILED TO COMPLY WITH THE PRE-PAYMENT REQUIREMENTS. FAILURE TO TIMELY FILE A PETITION BARS AN APPEAL TO DISTRICT COURT.

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For more information regarding appeal to district court, you should consult Texas Tax Code, Chapter 42 and the clerk of the court. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, a property owner may appeal through binding arbitration an appraisal review board order determining a protest filed under Section 41.41(a)(1) or (2) of the Texas Tax Code concerning the appraised or market value of property if

- (1) the property qualifies as the owner's residence homestead under Section 11.13 of the Texas Tax Code; or
- (2) the appraised or market value, as applicable, of the property as determined by the order is \$5 million or less.

To appeal an appraisal review board order through binding arbitration, a property owner must file with the appraisal district not later than the 45<sup>th</sup> day after the date the property owner receives notice of the order

- (1) a completed request for binding arbitration, a copy of which is enclosed with this notice; and
- (2) an applicable arbitration deposit made payable to the Comptroller in the amount provided under Tax Code Chapter 41A.

For more information regarding appeal through binding arbitration, you should consult Texas Tax Code, Chapter 41A and Comptroller Rule 9.804. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, certain property owners may appeal to the State Office of Administrative Hearings (SOAH) an appraisal review board order determining a protest concerning the appraised or market value of property brought under Section 41.41(a)(1) or (2) of the Texas Tax Code if the appraised or market value, as applicable, of the property that was the subject of the protest, as determined by the appraisal review board order, is more than \$1 million.

To appeal an appraisal review board order to SOAH, a property owner must file with the chief appraiser of the appraisal district not later than the 30<sup>th</sup> day after the date the property owner receives notice of the order

- (1) a completed notice of appeal to SOAH, a copy of which is enclosed with this notice; and
- (2) not later than the 90<sup>th</sup> day after the date the property owner receives the notice of order a deposit of \$1,500 made payable to SOAH must be filed with the appraisal district.

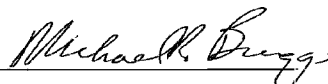
For more information regarding appeal to SOAH, you should consult Texas Government Code, Chapter 2003 and related SOAH rules. If you need legal advice, you should consult an attorney

It is important to note that the pendency of an appeal, whether to district court, through binding arbitration, or to the State Office of Administrative Hearings, does not affect the delinquency date for the taxes on the property subject to the appeal. For more specific information, consult the applicable statutes and rules.

Chairman, Appraisal Review Board

Signed on 06/29/18

Signature  
here



**Maria O. Pasillas, RTA**  
Tax Assessor-Collector  
Wells Fargo Plaza  
221 N. Kansas, Suite 300  
El Paso, Texas 79901  
Monday – Friday (8 am - 5 pm)  
Phone: (915) 212-0106  
Email: citytaxoffice@elpasotexas.gov

## 2018 Property Tax Bill

### El Paso Consolidated Tax Office

Ruben P. Gonzalez  
County Tax Assessor-Collector

**Prop ID: 390162**

Geo No: M473-999-0390-0900



### Real Estate Courtesy Tax Bill

(Our records indicate that the current year taxes remain unpaid.  
If the mortgage company is responsible for payment, please forward  
a copy to them PROMPTLY.)

**Certified Owner:**

EL PASO ELECTRIC COMPANY  
100 N STANTON ST  
EL PASO TX 79901-1463



**Legal Description**

39 MILLS S 160.75 FT OF W 120 FT & ALY ADJ  
& E 150 FT OF S 145 FT & 193.91 SQ FT ADJ  
TO NWC

**Legal Acres:**

1.0204

**Parcel Address:**

112 N STANTON ST 79901

**Data as of:**

01/11/2019

Entity No.	Taxing Entity Name	Exemption Code(s)	Exemption Amount	Net Tax Value	Tax Rate	Tax Amount
1	CITY OF EL PASO			11,685,790	.84333200	\$98,550.01
3	EL PASO ISD			11,685,790	1.3100000	\$153,083.85
6	COUNTY OF EL PASO			11,685,790	.44781900	\$52,331.19
7	EL PASO COMMUNITY COLLEGE			11,685,790	.14027300	\$16,392.01
8	UNIVERSITY MEDICAL CENTER OF E			11,685,790	.25194300	\$29,441.53
33	DOWNTOWN MGMT. DISTRICT			11,685,790	.12000000	\$14,022.95

Market Value	
Land	\$2,222,400
Improvement	\$9,463,390
Total Appraised Value	\$11,685,790
Capped Value	

County Tax Savings \$13,281.48

Total taxes/fees due:	\$363,821.54
Total escrow paid to date:	\$ .00
<b>TOTAL AMOUNT DUE:</b>	<b>\$363,821.54</b>

Amount Due if paid by:		<b>2018 TAXES ARE DUE UPON RECEIPT &amp; MUST BE PAID NO LATER THAN</b> <b>January 31, 2019</b> <b>7% Penalty &amp; Interest is assessed to unpaid amounts on February 1, 2019.</b>
February 2019	March 2019	
\$389,289.05	\$396,565.49	
<b>IMPORTANT: Please see back of statement for other PAYMENT OPTIONS and additional INFORMATION.</b>		

Please detach bottom coupon and return with your payment; keep top part of bill for your records.

2018 El Paso Consolidated Tax Bill

Real Estate

**TOTAL AMOUNT DUE: \$363,821.54**

YOUR CHECK MAY BE CONVERTED TO AN ELECTRONIC FUND TRANSFER

Prop ID: <b>390162</b>	Geo No: M473-999-0390-0900	<b>AMOUNT PAID:</b> ~ DO NOT MAIL CASH ~	\$
  EL PASO ELECTRIC COMPANY 100 N STANTON ST EL PASO TX 79901-1463		<b>Make Payable To:</b> El Paso Tax Assessor-Collector PO Box 2992 El Paso, TX 79999-2992	
		Please write your Prop ID on check and any correspondence. If paying multiple accounts with a single check, please include all coupons to ensure proper credit. Thank you.	

201800390162

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0036382154 2

6/30/2021

El Paso Central Appraisal District - Print

## EPCAD - Print View for Property 390162

### Property

#### Account

Type:	R	Geo ID:	M47399903900900
Prop ID:	390162	Legal Description:	39 MILLS S 160 75 FT OF W 120 FT & ALY /
Agent Code:	360		& E 150 FT OF S 145 FT & 193 91 SQ FT AC
			TO NWC
Property Use Code:	-	Property Use Description:	-

#### Location

Address:	112 N STANTON ST EL PASO, TX 79901
Neighborhood:	CBD OFFICE DISTRICT
Neighborhood CD:	212
Mapsco:	735P
Map ID:	NWC173

#### Owners

Name:	EL PASO ELECTRIC COMPANY
Mailing Address:	100 N STANTON ST EL PASO TX 79901-1463
Owner ID:	244924
Ownership (%):	100 00
Exemptions	-

### Values (2019)

(+) Improvement Homesite Value:	\$0 00
(+) Improvement Non Homesite Value:	\$9,462,540 00
(+) Land Homesite Value:	\$0 00
(+) Land Non Homesite Value:	\$2,222,400 00
(+) Agricultural Market Valuation:	\$0 00
(+) Timber Market Valuation:	\$0 00
(=) Market Value:	\$11,684,940 00
(-) Agricultural Or Timber Use Value Reduction:	\$0 00
(=) Appraised Value:	\$11,684,940 00
(-) HS Cap:	\$0 00
(=) Assessed Value:	\$11,684,940 00

### Taxing Jurisdiction (2019)

Owner:	EL PASO ELECTRIC COMPANY
Ownership (%):	100 00
Total Value:	\$11,684,940 00

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0 000000	\$- --	\$11,684,940 00	\$11,684,940 00	\$0 00
CEP	CITY OF EL PASO	0 907301	\$- --	\$11,684,940 00	\$11,684,940 00	\$106,017 58
G01	EL PASO COUNTY	0 488997	\$- --	\$11,684,940 00	\$11,684,940 00	\$57,139 01
IEP	EL PASO I S D	1 268350	\$- --	\$11,684,940 00	\$11,684,940 00	\$148,205 94

6/30/2021

El Paso Central Appraisal District - Print

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax
SCC	EPCC	0 141167	\$- --	\$11,684,940 00	\$11,684,940 00	\$16,495 28
SDM	DOWNTOWN MANAGEMENT DISTRICT	0 120000	\$- --	\$11,684,940 00	\$11,684,940 00	\$14,021 93
SHO	UNIV MED CTR	0 267747	\$- --	\$11,684,940 00	\$11,684,940 00	\$31,286 08
<b>Total Tax Rate:</b>		3 193562				
<b>Taxes With Current Exemptions:</b>						\$373165 82
<b>Taxes Without Exemptions:</b>						\$373165 82

The El Paso Central Appraisal District makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. Data relating to tax rates and tax values is being provided as unofficial data. Please visit the City of El Paso Consolidated Tax Office website for official values.

#### Improvements/Building (2019)

Type: Commercial  
State Code: F1  
Living Area: 420509 00 sqft  
Value: \$9,462,540 00

Type CD:	Description:	Class CD:	Exterior Wall:	Year Built:	Square Footage:
02C	FREIGHT ELEVATOR/4-7 STY	*	-	1979	1 00
25	UNDERGRND STG-TANK(FIBERGLASS)	*	-	1979	3500 00
43A	SPRINKLR SYSTM(WET) SNGL CONECT	*	-	1979	415097 00
01	PASSENGER ELEVATOR	*	-	1979	18 00
MA	MAIN AREA	POAA	817	1979	24564 00
21	TRUCKWELL/LOADING WELL	*	-	1979	2340 00
MB3	BSMNT AVG CONDITION	*	-	1979	30377 00
MA1	UPPER FLOOR AREA	*	-	1979	365568 00
01C	PASSENGER ELEVATOR/> 8 STY	*	-	1979	9 00
02A	FREIGHT ELEV AUTO/MEZZ & BSMT	*	-	1979	2 00

#### Land (2019)

#	Type:	Description:	Acres:	Square Footage:	Eff Front:	Eff Depth:	Market Value:	Prod Value
1	212011	ABOVE AVG PRIMARY CORNER	1 02	44448 00	0 00	0 00	\$2,222,400 00	\$0

#### Roll Value History

Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assessed
2021	\$10,218,358 00	\$2,222,400 00	\$0 00	\$12,440,758 00	\$0 00	\$12,440,758
2020	\$10,603,124 00	\$2,222,400 00	\$0 00	\$12,825,524 00	\$0 00	\$12,825,524
2019	\$9,462,540 00	\$2,222,400 00	\$0 00	\$11,684,940 00	\$0 00	\$11,684,940
2018	\$9,463,390 00	\$2,222,400 00	\$0 00	\$11,685,790 00	\$0 00	\$11,685,790

6/30/2021

El Paso Central Appraisal District - Print

Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assessm
2017	\$10,277,600 00	\$2,222,400 00	\$0 00	\$12,500,000 00	\$0 00	\$12,500,000
2016	\$10,277,600 00	\$2,222,400 00	\$0 00	\$12,500,000 00	\$0 00	\$12,500,000

Deed History

#	Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Numb
1	2/8/2008	L	CAD/Other	100 NORTH STANTON TOWER LLC	EL PASO ELECTRIC COMPANY	0	0	2008001165
2	5/25/2007	W	Warranty Deed	CHASE BANK OF TEXAS (TR)	100 NORTH STANTON TOWER LLC			2007005004
3	1/1/1900	UNK	UNKNOWN	-	EL PASO NATURAL GAS CO			-

**Executive Director/Chief Appraiser**

Dinah L. Kilgore, R PA

**Location:**

5801 Trowbridge Dr

El Paso, TX 79925

P: (915) 780-2000

F: (915) 780-2130

**General Information:**

(915) 780-2131

**Email us:** admin@epcad.org

**Webmaster:** webmaster@epcad.org

© 2021 - El Paso Central Appraisal District

TA-775  
(12-16/3)

## NOTICE OF FINAL ORDER WITH FORM FOR NOTICE OF APPEAL

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

522599  
RYAN LLC  
221 N KANSAS ST STE 2101

EL PASO, TX 79901-1400

Case #: 2019-2454

Prop ID: 390162

Legal Desc: 39 MILLS S 160.75 FT OF W 120 FT & ALY  
ADJ & E 150 FTOF S 145 FT & 193.91 SQ FT  
ADJ TO NWC

Date: 06/28/19

## NOTICE OF FINAL ORDER

THE APPRAISAL REVIEW BOARD HAS MADE A FINAL DECISION ON YOUR PROTEST. A COPY OF THE ORDER DETERMINING THE PROTEST IS ENCLOSED WITH THIS NOTICE.

YOU HAVE A RIGHT TO APPEAL THIS ORDER TO THE DISTRICT COURT. IF YOU WANT TO APPEAL AND HAVE QUESTIONS, YOU SHOULD CONSULT AN ATTORNEY. PLEASE SEE THE FULL NOTICE OF FINAL ORDER ON PAGE 3 FOR GROUNDS FOR APPEAL AND FILING A PETITION. IF YOU DO APPEAL AND YOUR CASE IS PENDING, YOU MUST PAY THE AMOUNT OF TAXES NOT IN DISPUTE OR THE AMOUNT OF TAXES DUE ON THE PROPERTY UNDER THE ARB ORDER, WHICHEVER IS LOWER, TO EACH TAXING UNIT BEFORE TAXES FOR THE YEAR BECOME DELINQUENT.





TA-221  
(11-16/14)

## ORDER DETERMINING PROTEST

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

Account#: M47399903900900

Case#: 2019-2454

Prop ID: 390162

Legal Desc: 39 MILLS S 160.75 FT OF W 120 FT & ALY  
ADJ & E 150 FT OF S 145 FT & 193.91 SQ FT  
ADJ TO NWC

EL PASO ELECTRIC COMPANY  
100 N STANTON ST  
EL PASO, TX 79901-1463

Appraisal Review Board  
EL PASO CENTRAL APPRAISAL DISTRICT

## ORDER DETERMINING PROTEST

On June 3, 2019, the Appraisal Review Board of EL PASO County, Texas, heard the protest of RYAN LLC concerning the appraisal records for tax year 2019.

The Board delivered proper notice of the date, time, and place of the hearing. The property owner or agent and the chief appraiser of the appraisal district were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the Board has determined that the protest concerned the following action(s) permitted by Section 41.41(a), Tax Code:

- Q01 (Incorrect appraised (market) value)
- Q02 (Value is unequal compared with other properties)

Based on the evidence, the ARB makes the following determination(s).

The appraisal records are not correct and should be changed.

Appraiser Assigned Value.	\$
ARB Assigned Market.	\$11,695,790
ARB Assigned Equity.	\$11,684,940

If an ARB determination is not shown for a protested issue, it was withdrawn before or during the protest hearing.

The Appraisal Review Board therefore ORDERS that:

The chief appraiser shall make changes to the appraisal records concerning this property and the values shall remain as follows:

	ARB Submitted**	Final Values*
EXEMPTIONS:		
LAND AG/TIM MARKET:	\$0	\$0
LAND HOMESTEAD VALUE:	\$0	\$0
LAND NON HOMESITE:	\$2,222,400	\$2,222,400
IMPROVEMENT VALUE:	\$9,463,390	\$9,462,540
TOTAL MARKET VALUE.	\$11,685,790	\$11,684,940
TOTAL APPRAISED VALUE.	\$11,685,790	\$11,684,940
TOTAL ASSESSED VALUE.	\$11,685,790	\$11,684,940

\*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.

\*\* as shown in the appraisal records submitted to the board by the chief appraiser under Section 25.22 or 25.23

TA-222  
(8-17/15)

## NOTICE OF FINAL ORDER

### Notice of Final Order

A PROPERTY OWNER HAS A RIGHT TO APPEAL IN DISTRICT COURT AN APPRAISAL REVIEW BOARD ORDER DETERMINING A PROTEST AS PROVIDED BY TEXAS TAX CODE CHAPTER 42. TO APPEAL SUCH AN ORDER TO DISTRICT COURT, A PARTY MUST FILE A PETITION FOR REVIEW WITH THE DISTRICT COURT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE THAT A FINAL ORDER HAS BEEN ENTERED FROM WHICH AN APPEAL MAY BE HAD OR AT ANY TIME AFTER THE HEARING BUT BEFORE THE 60-DAY DEADLINE. A PROPERTY OWNER ALSO HAS A RIGHT TO APPEAL IN DISTRICT COURT A DETERMINATION OF AN APPRAISAL REVIEW BOARD ON A MOTION FILED UNDER SECTION 25.25, TEXAS TAX CODE. THE LAW PROVIDES THAT TO FILE SUIT TO COMPEL AN APPRAISAL REVIEW BOARD TO ORDER A CHANGE IN THE APPRAISAL ROLL UNDER SECTION 25.25, A PARTY MUST FILE SUIT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE OF THE APPRAISAL REVIEW BOARD'S DETERMINATION OF A MOTION UNDER SECTION 25.25 OR A DETERMINATION THAT THE PROPERTY OWNER HAS FAILED TO COMPLY WITH THE PRE-PAYMENT REQUIREMENTS. FAILURE TO TIMELY FILE A PETITION BARS AN APPEAL TO DISTRICT COURT.

A PARTY OTHER THAN A PROPERTY OWNER, IN ORDER TO EXERCISE THE PARTY'S RIGHT TO APPEAL AN ORDER OF AN APPRAISAL REVIEW BOARD, MUST FILE A WRITTEN NOTICE OF APPEAL WITHIN 15 DAYS AFTER THE DATE THE PARTY RECEIVES THIS NOTICE OR, IN THE CASE OF A TAXING UNIT, WITHIN 15 DAYS AFTER THE DATE THE TAXING UNIT RECEIVES NOTICE PURSUANT TO SECTION 41.07, TEXAS TAX CODE.

For more information regarding appeal to district court, you should consult Texas Tax Code, Chapter 42 and the clerk of the court. If you need legal advice, you should consult an attorney

As an alternative to filing an appeal to district court, a property owner may appeal through binding arbitration an appraisal review board order determining a protest filed under Section 41.41(a)(1) or (2) of the Texas Tax Code concerning the appraised or market value of property if

- (1) the property qualifies as the owner's residence homestead under Section 11.13 of the Texas Tax Code; or
- (2) the appraised or market value, as applicable, of the property as determined by the order is \$5 million or less

To appeal an appraisal review board order through binding arbitration, a property owner must file with the appraisal district not later than the 45<sup>th</sup> day after the date the property owner receives notice of the order:

- (1) a completed request for binding arbitration, a copy of which is enclosed with this notice, and
- (2) an applicable arbitration deposit made payable to the Comptroller in the amount provided under Tax Code Chapter 41A

For more information regarding appeal through binding arbitration, you should consult Texas Tax Code, Chapter 41A and Comptroller Rule 9.804. If you need legal advice, you should consult an attorney

As an alternative to filing an appeal to district court, certain property owners may appeal to the State Office of Administrative Hearings (SOAH) an appraisal review board order determining a protest concerning the appraised or market value of property brought under Section 41.41(a)(1) or (2) of the Texas Tax Code if the appraised or market value, as applicable, of the property that was the subject of the protest, as determined by the appraisal review board order, is more than \$1 million

To appeal an appraisal review board order to SOAH, a property owner must file with the chief appraiser of the appraisal district not later than the 30<sup>th</sup> day after the date the property owner receives notice of the order

- (1) a completed notice of appeal to SOAH, a copy of which is enclosed with this notice, and
- (2) not later than the 90<sup>th</sup> day after the date the property owner receives the notice of order a deposit of \$1,500 made payable to SOAH must be filed with the appraisal district.

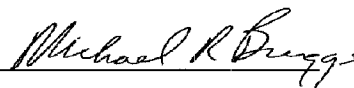
For more information regarding appeal to SOAH, you should consult Texas Government Code, Chapter 2003 and related SOAH rules. If you need legal advice, you should consult an attorney

It is important to note that the pendency of an appeal, whether to district court, through binding arbitration, or to the State Office of Administrative Hearings, does not affect the delinquency date for the taxes on the property subject to the appeal. For more specific information, consult the applicable statutes and rules.

Chairman, Appraisal Review Board

Signed on 06/28/19

sign  
here →



**Maria O. Pasillas, RTA**  
Tax Assessor-Collector  
Wells Fargo Plaza  
221 N. Kansas, Suite 300  
El Paso, Texas 79901  
Mon. - Fri. 8 am - 5 pm  
Phone: (915) 212-0106  
Email: citytaxoffice@elpasotexas.gov

## 2019 Property Tax Bill

### El Paso Consolidated Tax Office

Ruben P. Gonzalez  
County Tax Assessor-Collector

**Prop ID: 390162**

Geo No: M473-999-0390-0900



#### Real Estate

#### Courtesy Tax Bill

(Our records indicate that the current year taxes remain unpaid.  
If the mortgage company is responsible for payment, please forward  
a copy to them PROMPTLY.)

#### Certified Owner:

EL PASO ELECTRIC COMPANY  
100 N STANTON ST  
EL PASO TX 79901-1463

1



#### Legal Description

39 MILLS S 160.75 FT OF W 120 FT & ALY ADJ  
& E 150 FT OF S 145 FT & 193.91 SQ FT ADJ  
TO NWC

**Legal Acres:**  
**Parcel Address:**  
**Data as of:**

1.0204  
112 N STANTON ST 79901  
01/09/2020

Entity No.	Taxing Entity Name	Exemption Code(s)	Exemption Amount	Net Tax Value	Tax Rate	Tax Amount
1	CITY OF EL PASO			11,684,940	.90730100	\$106,017.58
3	EL PASO ISD			11,684,940	1.2683500	\$148,205.94
6	COUNTY OF EL PASO			11,684,940	.48899700	\$57,139.01
7	EL PASO COMMUNITY COLLEGE			11,684,940	.14116700	\$16,495.28
8	UNIVERSITY MEDICAL CENTER OF E			11,684,940	.26774700	\$31,286.08
33	DOWNTOWN MGMT. DISTRICT			11,684,940	.12000000	\$14,021.93

Market Value	
Land	\$2,222,400
Improvement	\$9,462,540
Total Appraised Value	\$11,684,940
Capped Value	

County Tax Savings \$13,340.11

Total taxes/fees due:	\$373,165.82
Total escrow paid to date:	\$0.00
<b>TOTAL AMOUNT DUE:</b>	<b>\$373,165.82</b>

Amount Due if paid by:		<b>2019 TAXES ARE DUE UPON RECEIPT &amp; MUST BE PAID NO LATER THAN</b> <b>January 31, 2020</b> <b>* 7% Penalty &amp; Interest is assessed to unpaid amounts on February 1, 2020.</b>
February 2020	March 2020	
\$399,287.44	\$406,750.74	
<b>IMPORTANT: Please see back of statement for other PAYMENT OPTIONS and additional INFORMATION.</b>		

Please detach bottom coupon and return with your payment; keep top part of bill for your records.

2019 El Paso Consolidated Tax Bill

Real Estate

**TOTAL AMOUNT DUE: \$373,165.82**

YOUR CHECK MAY BE CONVERTED TO AN ELECTRONIC FUND TRANSFER

Prop ID: <b>390162</b>	Geo No: M473-999-0390-0900	<b>AMOUNT PAID:</b> ~ DO NOT MAIL CASH ~	\$
		<b>Make Payable To:</b> El Paso Tax Assessor-Collector PO Box 2992 El Paso, TX 79999-2992	
EL PASO ELECTRIC COMPANY 100 N STANTON ST EL PASO TX 79901-1463		Please write your Prop ID on check and include all coupons with payment. We recommend mailing your payment before January 31st to avoid penalties due to unforeseen circumstances. Allow up to 7 business days for payment to reflect on your account. Thank you.	

201900390162

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0037316582 2

El Paso County - 327th District Court

Filed 8/26/2019 2:13 PM  
Norma Favela Barceleau  
District Clerk  
El Paso County  
2019DTX0791

NO. \_\_\_\_\_

<p><b>EL PASO ELECTRIC COMPANY,</b></p> <p style="text-align: center;"><b>Plaintiff,</b></p> <p><b>v.</b></p> <p><b>EL PASO CENTRAL APPRAISAL DISTRICT,</b></p> <p style="text-align: center;"><b>Defendant.</b></p>	<p>§</p> <p>§</p> <p>§</p> <p>§</p> <p>§</p> <p>§</p> <p>§</p> <p>§</p> <p>§</p>	<p><b>IN THE DISTRICT COURT OF</b></p> <p><b>EL PASO COUNTY, TEXAS</b></p> <p><b>____ JUDICIAL DISTRICT</b></p>
--	--	---

**PLAINTIFF'S ORIGINAL PETITION FOR  
REVIEW OF APPRAISAL REVIEW BOARD ORDER**

Plaintiff EL PASO ELECTRIC COMPANY ("Plaintiff"), files this Original Petition for Review of Appraisal Review Board Order against Defendant El Paso Central Appraisal District ("Defendant" or "Appraisal District"), and would show the Court the following:

**I. DISCOVERY CONTROL PLAN**

1. Plaintiff intends to conduct Level 2 discovery pursuant to Texas Rule of Civil Procedure 190.3.

**II. PARTIES**

2. Plaintiff is the current owner, lessee or operator of property located in El Paso County, Texas, and listed on the Appraisal District's appraisal roll.

3. Defendant, located in El Paso County, Texas, is duly organized, and is acting pursuant to the laws of Texas. Defendant may be served with process by serving its Chief Appraiser, Dinah L. Kilgore, or any officer or employee of the Appraisal District present at the appraisal office at a time when it is open for business with the public. The Appraisal District's office is located at 5801 Trowbridge Dr., El Paso, Texas 79925.

### III. JURISDICTION AND VENUE

4. The Court has subject-matter jurisdiction over this matter pursuant to section 42.01 of the Texas Tax Code and because the amount in controversy exceeds this Court's minimum jurisdictional requirements.

5. Venue is proper in El Paso County under section 42.21(h) of the Texas Tax Code.

6. Pursuant to Texas Rule of Civil Procedure 47(c), Plaintiff is seeking monetary relief over \$200,000 but not more than \$1,000,000.

### IV. RELEVANT FACTS

7. The property owned by Plaintiff, which is the subject of this cause, is located in El Paso County, Texas, and is further identified by Defendant, as follows (the "Property"):

<u>Account Number</u>	<u>Property Address</u>
390162	112 North Stanton Street

8. The District notified Plaintiff that the value of the Property was appraised as follows for the 2019 tax year:

<u>Account Number</u>	<u>Noticed Value</u>
390162	\$11,685,790

9. Plaintiff timely filed with the appraisal review board ("ARB") a notice of protest of the valuation given the Property by the Chief Appraiser because the determination of the appraised value of the Property was (1) excessive under section 42.25; and (2) unequal in comparison with other similar property in the appraisal district under section 42.26 of the Texas Tax Code.

10. The ARB determined the protest and made its order in which the appraised value of the Property was determined to be as follows for 2019:

<u>Account Number</u>	<u>Final Value</u>
390162	\$11,684,940

The ARB transmitted to Plaintiff the notice of issuance of the order. Plaintiff now appeals that order, a copy of which is attached hereto as Exhibit "A."

## **V. CLAIMS, CAUSES OF ACTION, AND REMEDIES**

### ***A. Violation of the Texas Property Tax Code***

11. Plaintiff re-alleges and incorporates by reference all facts and allegations set forth above as though they were fully set forth herein.

12. As determined by the ARB, the appraised value for tax year 2019 exceeds the appraised value required by law under section 42.25 of the Texas Tax Code.

13. The Property's appraised value also exceeds the median appraised value of a reasonable number of comparable properties appropriately adjusted. Plaintiff requests that the Court reduce the Property's appraised value on the Appraisal District's appraisal roll for tax year 2019, as authorized by section 42.26 of the Texas Tax Code.

14. The levying of a tax on the Property based on the incorrect valuations is excessive, unequal and will cause injury to Plaintiff.

### ***B. Attorneys' Fees and Costs***

15. Defendant's wrongful conduct has compelled Plaintiff to employ the services of Ryan Law Firm, PLLC to protect its rights in this lawsuit. Pursuant to section 42.29(f) of the Texas Tax Code, Plaintiff is entitled to recover from Defendant its reasonable attorneys' fees incurred pursuing its claims. Plaintiff is further entitled to an award of all costs incurred pursuant to section 42.07 of the Texas Tax Code.

## **VI. CONDITIONS PRECEDENT**

16. All conditions precedent to a trial *de novo* before this Court have been performed or have occurred. All administrative remedies have been exhausted, the agency decision is final and appealable, and Plaintiff is entitled to a trial *de novo* of the ARB's order.

17. At this time, Plaintiff intends to pay the full amount of the tax assessment, but is unable to make a final decision at this time. If a decision is made to pay a lesser amount of taxes than the amounts billed, notices of the amount of taxes to be paid will be filed with the Court.

## **VII. REQUEST FOR JURY TRIAL**

18. Pursuant to Texas Rule of Civil Procedure 216, Plaintiff requests that this case be set for a jury trial. Plaintiff will tender the appropriate jury fee in accordance with Rule 216.

## **VIII. REQUEST FOR DISCLOSURE**

19. Pursuant to Rule 194 of the Texas Rules of Civil Procedure, Plaintiff requests Defendant to disclose (separately, fully, and in writing) the information or material described in Rule 194.2. Defendant is requested to serve its responses, including copies of all relevant documents and other tangible items, on Plaintiff's counsel at Ryan Law Firm, PLLC located at 13155 Noel Road, Suite 1850, Dallas, Texas 75240.

## **IX. PRAYER**

Plaintiff, EL PASO ELECTRIC COMPANY, prays that Defendant be cited to appear and answer, and that on final trial, the Court award judgment in favor of Plaintiff and against Defendant:

- (1) Fixing the appraised value of the Property in accordance with requirements of law pursuant to section 42.24(1) of the Texas Tax Code;

- (2) Determining that the appraised value of the Property, according to the appraisal roll, exceeds the appraised values required by law, and ordering a reduction of the appraised value pursuant to section 42.25 of the Texas Tax Code;
- (3) Determining that the Property is appraised unequally in comparison to the appraisal of other property in the Appraisal District, and ordering the appraised value reduced pursuant to section 42.26 of the Texas Tax Code;
- (4) Entering the order necessary to ensure equal treatment under the law for Plaintiff under section 42.24(2) of the Texas Tax Code;
- (5) Awarding Plaintiff all costs incurred in this appeal pursuant to section 42.07 of the Texas Tax Code;
- (6) Awarding Plaintiff reimbursement for reasonable attorneys' fees from Defendant pursuant to section 42.29 of the Texas Tax Code;
- (7) Entering other order necessary to preserve right protected by and impose duties required by law pursuant to section 42.24(3) of the Texas Tax Code; and
- (8) Awarding Plaintiff all such further relief, in law or in equity, to which it may be entitled.



Respectfully submitted,

**RYAN LAW FIRM, PLLC**  
P.O. Box 802882  
Dallas, Texas 75380-2882  
Ph: 972.250.6363  
Fax: 972.250.3599

/s/ Michael P. Moore

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**ATTORNEYS FOR PLAINTIFF**

# EXHIBIT A

TA-221  
(11-18/14)

## ORDER DETERMINING PROTEST

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

Account#:M47399903900900

Case#: 2019-2454

Prop ID: 390162

Legal Desc: 39 MILLS S 160.75 FT OF W 120 FT & ALY  
ADJ & E 150 FT OF S 145 FT & 193.91 SQ FT  
ADJ TO NWC

EL PASO ELECTRIC COMPANY  
100 N STANTON ST  
EL PASO, TX 79901-1463

Appraisal Review Board  
EL PASO CENTRAL APPRAISAL DISTRICT

## ORDER DETERMINING PROTEST

On June 3, 2019, the Appraisal Review Board of EL PASO County, Texas, heard the protest of RYAN LLC concerning the appraisal records for tax year 2019.

The Board delivered proper notice of the date, time, and place of the hearing. The property owner or agent and the chief appraiser of the appraisal district were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the Board has determined that the protest concerned the following action(s) permitted by Section 41.41(a), Tax Code:

- Q01 (Incorrect appraised (market) value)
- Q02 (Value is unequal compared with other properties)

Based on the evidence, the ARB makes the following determination(s):

The appraisal records are not correct and should be changed.

Appraiser Assigned Value: \$

ARB Assigned Market: \$11,695,790

ARB Assigned Equity: \$11,684,940

If an ARB determination is not shown for a protested issue, it was withdrawn before or during the protest hearing.

The Appraisal Review Board therefore ORDERS that:

The chief appraiser shall make changes to the appraisal records concerning this property and the values shall remain as follows:

	ARB Submitted**	Final Values*
EXEMPTIONS:		
LAND AG/TIM MARKET:	\$0	\$0
LAND HOMESTEAD VALUE:	\$0	\$0
LAND NON HOMESITE:	\$2,222,400	\$2,222,400
IMPROVEMENT VALUE:	\$9,463,390	\$9,462,540
TOTAL MARKET VALUE:	\$11,685,790	\$11,684,940
TOTAL APPRAISED VALUE:	\$11,685,790	\$11,684,940
TOTAL ASSESSED VALUE:	\$11,685,790	\$11,684,940

\*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.

\*\* as shown in the appraisal records submitted to the board by the chief appraiser under Section 25.22 or 25.23

TA-222  
(6-17/15)

## NOTICE OF FINAL ORDER

### Notice of Final Order

A PROPERTY OWNER HAS A RIGHT TO APPEAL IN DISTRICT COURT AN APPRAISAL REVIEW BOARD ORDER DETERMINING A PROTEST AS PROVIDED BY TEXAS TAX CODE CHAPTER 42. TO APPEAL SUCH AN ORDER TO DISTRICT COURT, A PARTY MUST FILE A PETITION FOR REVIEW WITH THE DISTRICT COURT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE THAT A FINAL ORDER HAS BEEN ENTERED FROM WHICH AN APPEAL MAY BE HAD OR AT ANY TIME AFTER THE HEARING BUT BEFORE THE 60-DAY DEADLINE. A PROPERTY OWNER ALSO HAS A RIGHT TO APPEAL IN DISTRICT COURT A DETERMINATION OF AN APPRAISAL REVIEW BOARD ON A MOTION FILED UNDER SECTION 25.25, TEXAS TAX CODE. THE LAW PROVIDES THAT TO FILE SUIT TO COMPEL AN APPRAISAL REVIEW BOARD TO ORDER A CHANGE IN THE APPRAISAL ROLL UNDER SECTION 25.25, A PARTY MUST FILE SUIT WITHIN 60 DAYS AFTER THE PARTY RECEIVES NOTICE OF THE APPRAISAL REVIEW BOARD'S DETERMINATION OF A MOTION UNDER SECTION 25.25 OR A DETERMINATION THAT THE PROPERTY OWNER HAS FAILED TO COMPLY WITH THE PRE-PAYMENT REQUIREMENTS. FAILURE TO TIMELY FILE A PETITION BARS AN APPEAL TO DISTRICT COURT.

A PARTY OTHER THAN A PROPERTY OWNER, IN ORDER TO EXERCISE THE PARTY'S RIGHT TO APPEAL AN ORDER OF AN APPRAISAL REVIEW BOARD, MUST FILE A WRITTEN NOTICE OF APPEAL WITHIN 15 DAYS AFTER THE DATE THE PARTY RECEIVES THIS NOTICE OR, IN THE CASE OF A TAXING UNIT, WITHIN 15 DAYS AFTER THE DATE THE TAXING UNIT RECEIVES NOTICE PURSUANT TO SECTION 41.07, TEXAS TAX CODE.

For more information regarding appeal to district court, you should consult Texas Tax Code, Chapter 42 and the clerk of the court. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, a property owner may appeal through binding arbitration an appraisal review board order determining a protest filed under Section 41.41(a)(1) or (2) of the Texas Tax Code concerning the appraised or market value of property if:

- (1) the property qualifies as the owner's residence homestead under Section 11.13 of the Texas Tax Code; or
- (2) the appraised or market value, as applicable, of the property as determined by the order is \$5 million or less.

To appeal an appraisal review board order through binding arbitration, a property owner must file with the appraisal district not later than the 45<sup>th</sup> day after the date the property owner receives notice of the order:

- (1) a completed request for binding arbitration, a copy of which is enclosed with this notice; and
- (2) an applicable arbitration deposit made payable to the Comptroller in the amount provided under Tax Code Chapter 41A.

For more information regarding appeal through binding arbitration, you should consult Texas Tax Code, Chapter 41A and Comptroller Rule 9.804. If you need legal advice, you should consult an attorney.

As an alternative to filing an appeal to district court, certain property owners may appeal to the State Office of Administrative Hearings (SOAH) an appraisal review board order determining a protest concerning the appraised or market value of property brought under Section 41.41(a)(1) or (2) of the Texas Tax Code if the appraised or market value, as applicable, of the property that was the subject of the protest, as determined by the appraisal review board order, is more than \$1 million.

To appeal an appraisal review board order to SOAH, a property owner must file with the chief appraiser of the appraisal district not later than the 30<sup>th</sup> day after the date the property owner receives notice of the order:

- (1) a completed notice of appeal to SOAH, a copy of which is enclosed with this notice; and
- (2) not later than the 90<sup>th</sup> day after the date the property owner receives the notice of order a deposit of \$1,500 made payable to SOAH must be filed with the appraisal district.

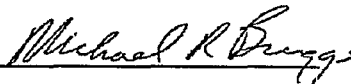
For more information regarding appeal to SOAH, you should consult Texas Government Code, Chapter 2003 and related SOAH rules. If you need legal advice, you should consult an attorney.

It is Important to note that the pendency of an appeal, whether to district court, through binding arbitration, or to the State Office of Administrative Hearings, does not affect the delinquency date for the taxes on the property subject to the appeal. For more specific information, consult the applicable statutes and rules.

Chairman, Appraisal Review Board

Signed on 06/28/19

sign  
here →



6/30/2021

El Paso Central Appraisal District - Print

## EPCAD - Print View for Property 390162

### Property

#### Account

Type:	R	Geo ID:	M47399903900900
Prop ID:	390162	Legal Description:	39 MILLS S 160 75 FT OF W 120 FT & ALY /
Agent Code:	360		& E 150 FT OF S 145 FT & 193 91 SQ FT AC
			TO NWC
Property Use Code:	-	Property Use Description:	-

#### Location

Address:	112 N STANTON ST EL PASO, TX 79901
Neighborhood:	CBD OFFICE DISTRICT
Neighborhood CD:	212
Mapsc:	735P
Map ID:	NWC173

#### Owners

Name:	EL PASO ELECTRIC COMPANY
Mailing Address:	100 N STANTON ST EL PASO TX 79901-1463
Owner ID:	244924
Ownership (%):	100 00
Exemptions	-

### Values (2020)

(+) Improvement Homesite Value:	\$0 00
(+) Improvement Non Homesite Value:	\$10,603,124 00
(+) Land Homesite Value:	\$0 00
(+) Land Non Homesite Value:	\$2,222,400 00
(+) Agricultural Market Valuation:	\$0 00
(+) Timber Market Valuation:	\$0 00
(=) Market Value:	\$12,825,524 00
(-) Agricultural Or Timber Use Value Reduction:	\$0 00
(=) Appraised Value:	\$12,825,524 00
(-) HS Cap:	\$0 00
(=) Assessed Value:	\$12,825,524 00

### Taxing Jurisdiction (2020)

Owner:	EL PASO ELECTRIC COMPANY
Ownership (%):	100 00
Total Value:	\$12,825,524 00

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0 000000	\$- --	\$12,825,524 00	\$12,825,524 00	\$0 00
CEP	CITY OF EL PASO	0 907301	\$- --	\$12,825,524 00	\$12,825,524 00	\$116,366 11
G01	EL PASO COUNTY	0 488997	\$- --	\$12,825,524 00	\$12,825,524 00	\$62,716 43
IEP	EL PASO I S D	1 318350	\$- --	\$12,825,524 00	\$12,825,524 00	\$169,085 30

6/30/2021

El Paso Central Appraisal District - Print

Entity:	Description:	Tax Rate:	Freeze Ceiling:	Appraised Value:	Taxable Value:	Estimated Tax
SCC	EPCC	0.139859	\$- --	\$12,825,524.00	\$12,825,524.00	\$17,937.65
SDM	DOWNTOWN MANAGEMENT DISTRICT	0.120000	\$- --	\$12,825,524.00	\$12,825,524.00	\$15,390.63
SHO	UNIV MED CTR	0.267747	\$- --	\$12,825,524.00	\$12,825,524.00	\$34,339.96
<b>Total Tax Rate:</b>		3.242254				
<b>Taxes With Current Exemptions:</b>						\$415836.08
<b>Taxes Without Exemptions:</b>						\$415836.08

The El Paso Central Appraisal District makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. Data relating to tax rates and tax values is being provided as unofficial data. Please visit the City of El Paso Consolidated Tax Office website for official values.

#### Improvements/Building (2020)

Type: Commercial  
State Code: F1  
Living Area: 420509.00 sqft  
Value: \$10,603,124.00

Type CD:	Description:	Class CD:	Exterior Wall:	Year Built:	Square Footage:
02C	FREIGHT ELEVATOR/4-7 STY	*	-	1979	1.00
MA1	UPPER FLOOR AREA	*	-	1979	365568.00
25	UNDERGRND STG-TANK(FIBERGLASS)	*	-	1979	3500.00
01C	PASSENGER ELEVATOR/> 8 STY	*	-	1979	9.00
MA	MAIN AREA	POAA	817	1979	24564.00
43A	SPRNKLR SYSTM(WET) SNGL CONECT	*	-	1979	415097.00
02A	FREIGHT ELEV AUTO/MEZZ & BSMT	*	-	1979	2.00
01	PASSENGER ELEVATOR	*	-	1979	18.00
MB3	BSMNT AVG CONDITION	*	-	1979	30377.00
21	TRUCKWELL/LOADING WELL	*	-	1979	2340.00

#### Land (2020)

#	Type:	Description:	Acres:	Square Footage:	Eff Front:	Eff Depth:	Market Value:	Prod Value
1	212011	ABOVE AVG PRIMARY CORNER	1.02	44448.00	0.00	0.00	\$2,222,400.00	\$0

#### Roll Value History

Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assessed:
2021	\$10,218,358.00	\$2,222,400.00	\$0.00	\$12,440,758.00	\$0.00	\$12,440,758
2020	\$10,603,124.00	\$2,222,400.00	\$0.00	\$12,825,524.00	\$0.00	\$12,825,524
2019	\$9,462,540.00	\$2,222,400.00	\$0.00	\$11,684,940.00	\$0.00	\$11,684,940
2018	\$9,463,390.00	\$2,222,400.00	\$0.00	\$11,685,790.00	\$0.00	\$11,685,790

6/30/2021

El Paso Central Appraisal District - Print

Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assessm
2017	\$10,277,600 00	\$2,222,400 00	\$0 00	\$12,500,000 00	\$0 00	\$12,500,000
2016	\$10,277,600 00	\$2,222,400 00	\$0 00	\$12,500,000 00	\$0 00	\$12,500,000

Deed History

#	Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Numb
1	2/8/2008	L	CAD/Other	100 NORTH STANTON TOWER LLC	EL PASO ELECTRIC COMPANY	0	0	2008001165
2	5/25/2007	W	Warranty Deed	CHASE BANK OF TEXAS (TR)	100 NORTH STANTON TOWER LLC			2007005004
3	1/1/1900	UNK	UNKNOWN	-	EL PASO NATURAL GAS CO			-

**Executive Director/Chief Appraiser**

Dinah L. Kilgore, R PA

**Location:**

5801 Trowbridge Dr

El Paso, TX 79925

P: (915) 780-2000

F: (915) 780-2130

**General Information:**

(915) 780-2131

**Email us:** admin@epcad.org

**Webmaster:** webmaster@epcad.org

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TA-221  
(11-16/14)

## ORDER DETERMINING PROTEST

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

522599  
RYAN LLC  
221 N KANSAS ST STE 2101

EL PASO, TX 79901-1400

Appraisal Review Board  
EL PASO CENTRAL APPRAISAL DISTRICT

Account #: M47399903900900

Case #: 2020-7318

Prop ID: 390162

Legal Desc: 39 MILLS S 160.75 FT OF W 120 FT & ALY  
ADJ & E 150 FT OF S 145 FT & 193.91 SQ FT  
ADJ TO NWC

## ORDER DETERMINING PROTEST

On June 19, 2020, the Appraisal Review Board of EL PASO County, Texas, heard the protest of RYAN LLC concerning the appraisal records for tax year 2020.

The Board delivered proper notice of the date, time, and place of the hearing. The property owner or agent and the chief appraiser of the appraisal district were given the opportunity to testify and to present evidence. After considering the evidence and arguments presented at the hearing, the Board has determined that the protest concerned the following action(s) permitted by Section 41.41(a), Tax Code:

- Q01 (Incorrect appraised (market) value)
- Q02 (Value is unequal compared with other properties)
- Q06 (Exemption was denied, modified or cancelled)
- Q13 (Temporary disaster damage exemption was denied or modified)
- Q14 (Incorrect damage assessment r

Based on the evidence, the ARB makes the following determination(s):

The appraisal records are not correct and should be changed.

Appraiser Assigned Value: \$  
ARB Assigned Market: \$12,825,524  
ARB Assigned Equity: \$17,612,802

If an ARB determination is not shown for a protested issue, it was withdrawn before or during the protest hearing.

The Appraisal Review Board therefore ORDERS that:

The chief appraiser shall make changes to the appraisal records concerning this property and the values shall remain as follows:

	ARB Submitted**	Final Values*
EXEMPTIONS:		
LAND AG/TIM MARKET:	\$0	\$0
LAND HOMESTEAD VALUE:	\$0	\$0
LAND NON HOMESITE:	\$2,222,400	\$2,222,400
IMPROVEMENT VALUE:	\$15,390,380	\$10,603,124
TOTAL MARKET VALUE:	\$17,612,780	\$12,825,524
TOTAL APPRAISED VALUE:	\$17,612,780	\$12,825,524
TOTAL ASSESSED VALUE:	\$17,612,780	\$12,825,524

\*If changes to the appraisal records are ordered due to a determination of excessive appraised or market value and also a determination of unequal appraisal, the lower of the two determinations shall be shown in the appraisal records.

\*\* as shown in the appraisal records submitted to the board by the chief appraiser under Section 25.22 or 25.23

TA-775  
(12-16/3)

## NOTICE OF FINAL ORDER WITH FORM FOR NOTICE OF APPEAL

Appraisal Review Board for:  
EL PASO CENTRAL APPRAISAL DISTRICT  
5801 TROWBRIDGE DR

EL PASO, TX 79925-3345

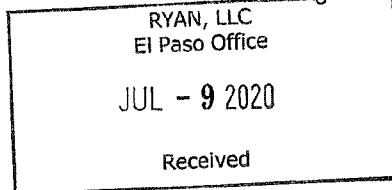
522599  
RYAN LLC  
221 N KANSAS ST STE 2101

EL PASO, TX 79901-1400

Case #: 2020-7318

Prop ID: 390162

Legal Desc: 39 MILLS S 160.75 FT OF W 120 FT & ALY  
ADJ & E 150 FT OF S 145 FT & 193.91 SQ FT  
ADJ TO NWC



Date: 07/08/20

## NOTICE OF FINAL ORDER

THE APPRAISAL REVIEW BOARD HAS MADE A FINAL DECISION ON YOUR PROTEST. A COPY OF THE ORDER DETERMINING THE PROTEST IS ENCLOSED WITH THIS NOTICE.

YOU HAVE A RIGHT TO APPEAL THIS ORDER TO THE DISTRICT COURT. IF YOU WANT TO APPEAL AND HAVE QUESTIONS, YOU SHOULD CONSULT AN ATTORNEY. PLEASE SEE THE FULL NOTICE OF FINAL ORDER ON PAGE 3 FOR GROUNDS FOR APPEAL AND FILING A PETITION. IF YOU DO APPEAL AND YOUR CASE IS PENDING, YOU MUST PAY THE AMOUNT OF TAXES NOT IN DISPUTE OR THE AMOUNT OF TAXES DUE ON THE PROPERTY UNDER THE ARB ORDER, WHICHEVER IS LOWER, TO EACH TAXING UNIT BEFORE TAXES FOR THE YEAR BECOME DELINQUENT.