

**GUNNISON COUNTY BOARD OF EQUALIZATION
MEETING MINUTES
JULY 16, 2008**

The July 16, 2008 Board of Equalization meeting was held in the Planning Commission Meeting Room in the Blackstock Government Center at 221 North Wisconsin, Gunnison. Present were:

Hap Channell, Chairperson
Jim Starr, Commissioner

Paula Swenson, Vice-Chairperson
Ruth Dukeman, Clerk to the Board

County Assessor Kristy McFarland, Deputy Assessor Vicki Hildreth and Senior Appraiser/Analyst George Lickiss as well as other Assessor's Office staff were present and participated as indicated in the text.

NOTICE: The Petitioner's and Assessor's exhibits for each case are located in their individual Board of Equalization files.

The valuation time period is July 1, 2004 –June 30, 2006

CALL TO ORDER: Chairperson Channell called the meeting to order at 1:30 p.m.

**CBOE #04
James E Wagner, Etal**

Mr. Wagner was present, Chairperson Channell advised Mr. Wagner his Notice of Rights. Senior Appraiser George Lickiss summarized the subject property and advised the board that the Assessors office and the petitioner had reached an agreed value of \$190,000. **Moved** by Commissioner Swenson, seconded by Commissioner Starr to accept the compromised value of \$190,000.00. Motion carried unanimously.

**CBOE #02
Randy Pritchett, Etal**

Mr. Prichett was not present; Senior Appraiser George Lickiss summarized the subject property. Petitioner requesting value of \$185,304. The examples provided by petitioner did not include market sales from the allotted time frame and an adjustment was not supported at this time. **Moved** by Commissioner Starr, Second by Commissioner Swenson to accept the Assessors value of \$268,980. Motion carried unanimously.

**CBOE #03
Richard H Lindstrom, Etal**

Petitioner Katherine Lindstrom was contacted via telephone. Chairperson Channell introduced all present and explained the petitioner's rights. Senior Appraiser/Analyst George Lickiss summarized the subject property and the comparable market sales (comps) used. Ms. Lindstrom expressed concern as to the square footage of the unit, it is reported to be 617 square feet, Ms. Lindstrom feels the unit is 636 square feet. It was determined that if the figure is inaccurate, in this case it would be in favor of the petitioner. Mr. Lickiss will verify records as to the size of the unit.

Chairperson Channell further explained the process and timeframe for valuation using comparable comps from July 1, 2004 to June 30, 2006. Ms. Lindstrom expressed that the unit has been listed for sale on the market for several years and has not sold. The value requested by the Lindstrom's is \$249,900 the current asking price for the unit. **Moved** by Commissioner Swenson deny the requested adjustment. The Assessor's Valuation of \$265,720 will stand, seconded by Commissioner Starr. Motion carried unanimously.

**CBOE #01
L. Galen Houston, Etal**

The petitioner Nancy Houston was present. Chairperson Channell introduced all members in attendance and explained the petitioner's rights. Senior Appraiser/Analyst George Lickiss summarized the subject property and the comparable market sales (comps) used. The Houston's requested a change in the classification type of the real property from a Type 4 to a

Type 3 property based on the construction and the County classification attributes not currently incorporated into the property structure. After discussion and review from the Assessor's office and based on information proved by the petitioner and Senior Appraiser/Analyst George Lickiss suggested that the construction classification be changed to Type 3. As a Type 3 property the value would be adjusted to \$749,600.00. **Moved** by Commissioner Swenson, and seconded by Commissioner Starr to adjust the property to a Type 3 property and adjust the value to Type 3 classification of \$749,600. Motion carried unanimously.

ADJOURN: **Moved** by Commissioner Swenson, seconded by Commissioner Starr to adjourn the meeting. Motion passed unanimously. The July 16, 2008 meeting of the Board of Equalization adjourned at 2:31 p.m.

Hap Channell, Chairperson

Paula Swenson, Vice-Chairperson

Jim Starr, Commissioner

Minutes Prepared By:

Ruth Dukeman, Deputy County Clerk

Attest:

Stella Dominguez, County Clerk