

**GUNNISON COUNTY BOARD OF EQUALIZATION
MEETING MINUTES
JULY 28, 2008**

The July 28, 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
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 2:31 p.m.

**CBOE #16
Barron, Paul Sydney**

Mr. Barron was not present. Senior Appraiser George Lickiss summarized the subject property and explained that a square footage error occurred with this unit. A loft area was indicated, but when researched further the recorded plat showed the elevation of the loft to be only 3 feet tall. It was requested to adjust the size on the unit to 1089 square feet and an adjusted value of \$570,000. It was noted that the owner is using values from assessors office to demonstrate the value of other units and not sales during the allotted timeframe to determine requested value of property. **Moved** by Commissioner Swenson to accept \$570,000 and to modify the square footage of the unit, Chairperson Channell seconded. Motion carried.

It was discovered that another unit owned by Zillioux Robert W Etal legal description Unit 1 Oh Be Joyful Condo #533278 Parcel # 325503179014 was also affected by an error in square footage. It was requested by Senior Appraiser George Lickiss to adjust the square footage of the unit modifying the value of the unit to \$573,800 to reflect the correction.

Moved by Commissioner Swenson, seconded Chairperson Channell to adjust the value to \$573,800 of Unit 1 Oh Be Joyful Condo and to modify the square footage to be accurate. Property Schedule Number R0027766. Motion carried.

Break: 2:40pm -2:54 pm

**CBOE #14
Eskew Susan**

Commissioner Starr recused himself from this and all additional hearing cases for this meeting. Ms. Eskew was present. Chairperson Channell introduced all present and explained the petitioner's rights. Senior Appraiser George Lickiss summarized the subject property. Ms. Eskew provided insight into how she came to value the property by taking into consideration if there was a paved parking lot, a fitness room, or sauna onsite and homeowner fees when making comparisons to other units. It was advised that the location of units and amenities during the timeframe are considered by the Assessors Office. There was further explanation of the process used to determine the value of the property to include all sales calibrated for June 30, 2006. Additional discussion as to the Assessors Office use of multiple regression analysis, construction types, age, garage square footage, condition, number of units, location and other factors that are used when the mass appraisal model was generated. The specific examples provided for the hearing are a small sampling of similar units used when making the overall valuation of properties. Ms. Eskew further explained that her condos have been listed on the market for sale since 2005. Additional discussion as to the valuation process concluded.

Moved by Commissioner Swenson to deny petition and maintain the value of \$310,190 second by Chairperson Channell. Motion carried.

CBOE #15
Eskew Susan

Ms. Eskew was present. Chairperson Channell introduced all present and explained the petitioner's rights. Senior Appraiser George Lickiss summarized the subject property. Discussion as to the process of value determination commenced. **Moved** by Commissioner Swenson to deny petition and maintain the value of \$306,710 second by Chairperson Channell. Motion carried.

CBOE #17
Marvin F Poer & Company

Mr. Monson was not present. Senior Appraiser George Lickiss summarized the subject property advising that a recent remodel was underway and there was mixed use of the property with both residential and commercial. As of the assessment period the construction to the property was not complete, an adjustment was made and reflected in the valuation of \$1,152,700. **Moved** by Commissioner Swenson, seconded by Chairperson Channell to deny petition. Motion carried.

ADJOURN: **Moved** by Commissioner Swenson, seconded by Commissioner Channell to adjourn the meeting. Motion passed unanimously. The July 28, 2008 meeting of the Board of Equalization adjourned at 3:25 p.m.

Hap Channell, Chairperson

Paula Swenson, Vice-Chairperson

Absent
Jim Starr, Commissioner

Minutes Prepared By:

Ruth Dukeman, Deputy County Clerk

Attest:

Stella Dominguez, County Clerk