

**GUNNISON COUNTY BOARD OF EQUALIZATION  
MEETING MINUTES  
October 29, 2019**

The October 29, 2019 Board of Equalization meeting was held in the Board of County Commissioners Meeting Room in the Gunnison County Courthouse at 200 East Virginia Avenue, Gunnison. Present were:

Jonathan Houck, Chairperson  
Roland Mason, Commissioner

John Messner, Vice-Chairperson  
Elizabeth Mense, Clerk to the Board

Senior Assessment Analyst William Spicer, Appraiser III Bob Blackett and others 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.**

**CALL TO ORDER:** Chairperson Houck called the October 29, 2019 meeting of the County Board of Equalization to order at 8:31 am.

**CBOE #368; Esposito (Continued Hearing)**

**Assessor's Case:** SAA Spicer explained that the Assessor's office conducted an onsite inspection of the subject property on October 17<sup>th</sup>, 2019. The Assessor's office has determined that based on the property's age and the materials and finishes used in its construction, that a quality rating of good is appropriate. The Assessor's office is recommending a downward adjustment from \$2,709,420 to \$2,118,110.

**Petitioner's Case:** The Petitioner attempted to participate in the hearing via telephone but the connection was poor. The Board attempted to call back multiple times and left a voicemail. The Petitioner emailed Elizabeth Mense, Deputy County Clerk and Clerk to the Board, at 8:37 am and thanked for the Assessor's office and Board for the inspection and recommended value adjustment.

**Moved** by Commissioner Messner, seconded by Commissioner Mason to adjust CBOE #368 to \$2,118,110. Motion carried.

**CBOE #342; Hovanec (Continued Hearing)**

**Assessor's Case:** SAA Spicer presented additional sales data that was requested by the Board. There was no change to the Assessor's recommended valuation of \$420,000.

**Petitioner's Case:** The Petitioner participated in the hearing via telephone. The Petitioner disagreed with the Assessor's recommendation.

**Moved** by Commissioner Messner, seconded by Commissioner Mason to deny CBOE #342. Motion carried.

**CBOE #303; Jennings (Continued Hearing)**

**Assessor's Case:** SAA Spicer explained that the Petitioner provided evidence that the subject lot was re-zoned to single-family use only. The Board requested that the Assessor's office review the value to account for single family zoning. Based on the sales of most comparable single-family lots, adjusted to the account for subject property's small size, the Assessor's office recommends no to adjustment to the current value of \$139,000.

**Petitioner's Case:** The Board attempted to call the Petitioner at 8:47 am and left a voicemail.

**Moved** by Commissioner Mason, seconded by Commissioner Houck to deny CBOE #303. Motion carried.

**CBOE #314; Stone (Continued Hearing)**

**Assessor's Case:** SAA Spicer explained that during the previous hearing the Board requested that the Assessor's office analyze the impact to value of heavy equipment and storage on a neighboring lot. The Assessor identified sales data that indicates a further downward adjustment to the improvement value of 15%. The Assessor's office is recommending a downward adjustment from \$509,670 to \$422,670.

**Petitioner's Case:** The Petitioner did not participate in the hearing.

**Moved** by Commissioner Messner, seconded by Commissioner Mason to adjust CBOE #314 to \$422,670. Motion carried.

**CBOE #336; Chaco LLC (Continued Hearing)**

**Assessor's Case:** SAA Spicer explained that the Assessor's office is recommending adjusting the value of the subject property from \$443,350 to \$432,410 to account for the unit's share of the roof replacement.

**Petitioner's Case:** The Petitioner did not participate in the hearing.

**Moved** by Commissioner Mason, seconded by Commissioner Messner to adjust CBOE #336 to \$432,410. Motion carried.

**CBOE #376; Young (Continued Hearing)**

**Assessor's Case:** SAA Spicer explained that the Assessor's office is recommending a downward adjustment from \$155,830 to \$109,630. SAA Spicer stated that the recommended adjustment reflects valuation of Unit 5A based on the combined square footage of Unit 5A and Unit 2.

**Petitioner's Case:** The Petitioner did not participate in the hearing.

**Moved** by Commissioner Mason, seconded Messner by Commissioner to adjust CBOE #376 to \$109,630. Motion carried.

**CBOE #326-329; Gorman (Continued Hearing)**

**Assessor's Case:** SAA Spicer explained that during the October 16<sup>th</sup>, 2019 hearing, the Board requested that the Assessor's office perform a physical inspection on the subject properties. After inspection of the units, the Assessor's office determined that these units should have a condition rating of below average. The Assessor's office is recommending the following downward adjustments: CBOE #326 to \$163,970, CBOE #327 to \$92,170, CBOE #328 to \$75,480 and CBOE #329 to \$177,040.

**Petitioner's Case:** The Petitioners were present for the hearing. The Petitioners thanked the Assessor's office for performing the physical inspection and for the recommended adjustments but stated they felt additional adjustments were warranted.

**Moved** by Commissioner Mason, seconded by Commissioner Houck to adjust CBOE #326 to \$163,970. Motion carried.

**Moved** by Commissioner Mason, seconded by Commissioner Messner to adjust CBOE #327 to \$92,170. Motion carried.

**Moved** by Commissioner Mason, seconded by Commissioner Messner to adjust CBOE #328 to \$75,480. Motion carried.

**Moved** by Commissioner Mason, seconded by Commissioner Messner to adjust CBOE #329 to \$177,040. Motion carried.

**CBOE #374; Venard (Continued Hearing)**

**Assessor's Case:** SAA Spicer explained that at the previous hearing, the Board requested that the Assessor's office analyze the impact to value of noise from boarding kennels on the neighboring lot. The Assessor's office has identified sales data that indicates a downward adjustment to the improvement value of 25% is warranted. Therefore, the Assessor's office is recommending a downward adjustment from \$469,820 to \$371,470.

**Petitioner's Case:** The Petitioner participated in the hearing via telephone. The Petitioner agree with the Assessor's recommendation.

**Moved** by Commissioner Houck, seconded by Commissioner Mason to adjust CBOE #374 to \$371,470. Motion carried.

**CBOE #365; Coal Creek Investments LLC (Continued Hearing)**

**Assessor's Case:** Appraiser III Blackett explained that the Assessor's office is recommending a downward outside influence adjustment of 15% on the land, due to the location of the property within a floodplain. The Assessor's office is recommending a downward adjustment from \$1,099,120 to \$1,040,410.

**Petitioner's Case:** The Petitioner and his representative, Attorney Jacob With were present for the hearing. Attorney With provided copies of the leases associated with the subject property. Attorney With argued that an additional adjustment is warranted for the subject property.

**Moved** by Commissioner Houck, seconded by Commissioner Messner to adjust CBOE #365 to \$1,040,410. Motion carried.

**BREAK:** The County Board of Equalization briefly recessed 9:59 am. The meeting resumed at 12:02 pm.

**Miscellaneous Classification & Value Changes**

SAA Spicer explained the miscellaneous classification and value changes that the Assessor’s office is requesting.

**Moved** by Commissioner Messner, seconded by Commissioner Mason to adjust the values and/or classifications for the properties reflected in Exhibit A as presented. Motion carried.

**ADJOURN: Moved** by Commissioner Messner, seconded by Commissioner Mason to adjourn the meeting. The October 29, 2019 meeting of the Board of Equalization adjourned at 12:04 pm.

\_\_\_\_\_  
Jonathan Houck, Chairperson

\_\_\_\_\_  
John Messner, Vice-Chairperson

\_\_\_\_\_  
Roland Mason, Commissioner

Minutes Prepared By:

\_\_\_\_\_  
Elizabeth Mense, Deputy County Clerk

Attest:

\_\_\_\_\_  
Kathy Simillion, County Clerk

**GUNNISON COUNTY BOARD OF EQUALIZATION INCLUSION INTO MINUTES**



Gunnison County Assessor’s Office  
221 North Wisconsin Street, Suite A  
Gunnison, CO 81230

To: Gunnison County Board of Equalization  
From: Kristy McFarland, County Assessor  
Date: October 21, 2019  
Subject: Value Adjustment  
RE: The following accounts are recommended for adjustment to be consistent with the CBOE’s decision for Cases #318, #319 & #320.

Proposed 2019 Classification and Value						
Account #	Owner	Classification	Value	Classification	Value	Reason for Change
R043168	LEWIS RICHELE ANN	Vacant Land	\$43,570	Vacant Land	\$17,500	ADJUSTMENT FOR DEVELOPMENT RESTRICTIONS
R043169	VOLKERDING JASON R	Vacant Land	\$43,570	Vacant Land	\$17,500	ADJUSTMENT FOR DEVELOPMENT RESTRICTIONS
R043170	CLARK JAMES N et al	Vacant Land	\$43,570	Vacant Land	\$17,500	ADJUSTMENT FOR DEVELOPMENT RESTRICTIONS
R043174	LAPORE MIRIAM BETULA	Vacant Land	\$43,570	Vacant Land	\$17,500	ADJUSTMENT FOR DEVELOPMENT RESTRICTIONS

October 29, 2019



Gunnison County Assessor's Office  
221 North Wisconsin Street, Suite A  
Gunnison, CO 81230

To: Gunnison County Board of Equalization  
From: Kristy McFarland, County Assessor  
Date: October 21, 2019  
Subject: Value Adjustment  
RE: The following accounts are recommended for adjustment to be consistent with the CBOE's decision for Case #336.

Proposed 2019 Classification and Value						
Account #	Owner	Classification	Value	Classification	Value	Reason for Change
R071399	MARCHITELLI MICHAEL A	Commercial condo	\$637,360	Commercial condo	\$621,140	OBSOLESCENCE FOR ROOF IN NEED OF REPLACEMENT
R071400	ITMIC LLC	Commercial condo	\$340,930	Commercial condo	\$333,090	OBSOLESCENCE FOR ROOF IN NEED OF REPLACEMENT



Gunnison County Assessor's Office  
221 North Wisconsin Street, Suite A  
Gunnison, CO 81230

To: Gunnison County Board of Equalization  
From: Kristy McFarland, County Assessor  
Date: October 21, 2019  
Subject: Value Adjustment  
RE: The following accounts are recommended for adjustment to be consistent with the CBOE's decision for Cases #323 & #324.

Proposed 2019 Classification and Value						
Account #	Owner	Classification	Value	Classification	Value	Reason for Change
R002295	MCGRATH WILLIAM	Residential Improvement	\$168,940	Residential Improvement	\$160,050	FAIR/BELOW AVERAGE 1050 SF
R043788	FERCHAU ERICH M et al	Residential Improvement	\$168,940	Residential Improvement	\$160,050	FAIR/BELOW AVERAGE 1050 SF



Gunnison County Assessor's Office  
221 North Wisconsin Street, Suite A  
Gunnison, CO 81230

To: Gunnison County Board of Equalization  
From: Kristy McFarland, County Assessor  
Date: October 29, 2019  
Subject: Value Adjustment  
RE: The following accounts are recommended for adjustment to be consistent with the CBOE's decision for Cases #18, #313 & #346.

Proposed 2019 Classification and Value						
Account #	Owner	Classification	Value	Classification	Value	Reason for Change
R013758	DEVORE NICHOLAS S	Vacant	\$68,800	Vacant	\$57,500	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013759	GRIMES CLIFFORD B	Vacant	\$68,800	Vacant	\$57,500	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013760	SINGLETON ALBERT O III	Vacant	\$68,800	Vacant	\$57,500	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013762	REICHEY ELLA S	Vacant	\$68,800	Vacant	\$57,500	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013763	LOERTSCHER JUDITH A	Residential	\$176,700	Residential	\$165,400	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013764	BAIR JOSEPH E	Residential	\$286,120	Residential	\$274,820	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013768	COPENHAVER THOMAS E	Residential	\$259,400	Residential	\$248,100	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013771	GEIMAN CHRISTOPHER MATTHEW & GEIMAN CONNIE ELAINE LVG TRUST	Residential	\$153,870	Residential	\$142,570	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013772	BAIR JOSEPH E	Residential	\$103,180	Residential	\$91,880	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013797	KUCHARIK ROBERT F	Residential	\$390,210	Residential	\$378,910	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013950	COMPTON BRENT W	Residential	\$234,120	Residential	\$222,820	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013951	SIEMON HAWKINS	Residential	\$421,860	Residential	\$410,560	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013960	WILLEY CASSIDY LUCILLE	Residential	\$303,340	Residential	\$292,040	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013968	FROH JUSTIN	Residential	\$469,390	Residential	\$458,090	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R013978	THOMPSON SARAH B	Vacant	\$137,600	Vacant	\$115,000	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R014000	YULE BRADLEY A	Vacant	\$69,640	Vacant	\$58,340	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND
R072862	MHB VENTURES LLC	Vacant	\$68,800	Vacant	\$57,500	CHANGE OF ACCESS FROM SEASONAL TO YEAR ROUND



Gunnison County Assessor's Office  
 221 North Wisconsin Street, Suite A  
 Gunnison, CO 81230

To: Gunnison County Board of Equalization  
 From: Kristy McFarland, County Assessor  
 Date: October 21, 2019  
 Subject: Value Adjustment  
 RE: The following accounts are recommended for adjustment to be consistent with the CBOE's decision for Case #374.

Account #	Owner	Proposed 2019 Classification and Value		Classification	Value	Reason for Change
		Classification	Value			
R010425	WELSH JAMES J JR	Residential Improvement	\$228,290	Residential Improvement	\$118,120	OUTSIDE INFLUENCE DUE TO DOG BOARDING KENNELS
R010421	APPLETON GARY & LINDA TRUST	Residential Improvement	\$472,000	Residential Improvement	\$370,880	OUTSIDE INFLUENCE DUE TO DOG BOARDING KENNELS
R010433	CZILLINGER ROBERT F et al	Residential Improvement	\$187,050	Residential Improvement	\$157,270	OUTSIDE INFLUENCE DUE TO DOG BOARDING KENNELS