AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: DRAFT CBOE Meeting Minutes; 20191016

Action Requested: Motion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

The draft 10/16/19 CBOE Regular Meeting minutes are attached for consideration.

Fiscal Impact:

Submitted by: Liz Mense **Submitter's Email Address:** EMense@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
ok. Db

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 12/19/2019 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 12/19/2019

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 5

Agenda Date: 12/20/2019

Revised April 2015

GUNNISON COUNTY BOARD OF EQUALIZATION
MEETING MINUTES
October 16, 2019

The October 16, 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
John Messner, Vice-Chairperson
Roland Mason, Commissioner
Elizabeth Mense, Clerk to the Board

Assessor Kristy McFarland, Senior Assessment Analyst William Spicer, Appraiser III Bob Blackett, Appraisal Analyst Alexandra Cohen 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 16, 2019 meeting of the County Board of Equalization to order at 8:30 am.

CBOE #304-306; Cagan

Assessor's Case: SAA Spicer explained the property locations and attributes. The properties are vacant land parcels located South of town towards the Saguache County line near County Road 42. The parcels consist of primarily of rolling terrain and sage brush. The parcels are not being used for agricultural purposes. They are currently valued and classified as vacant land. The parcels are located in Tier I sage grouse habitat. The Assessor's Office is recommending a downward adjustment to $116,930 for CBOE #304, $63,370 for CBOE #305 and $68,830 for CBOE #306.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner thanked the Board for the recommended value adjustments.
Moved by Commissioner Messner, seconded by Commissioner Mason to approve the downward adjustments on CBOE #304 – 306 as presented. Motion carried.

CBOE #322; Burt

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is located south of the City of Gunnison on County Road 38. The parcel is 40 acres. The terrain is primarily sloping sage brush and has seasonal privately maintained access. Thirteen comparable sales from Economic Area 8 were presented. The subject property is located on Tier I sage grouse habitat. The Assessor's Office stated that market analysis indicated that a downward adjustment is warranted and that adjustment has been applied in determining the current valuation of $62,230.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner discussed the 2015 sage grouse study he had done and indicated that study revealed that there were very limited allowable uses and no guarantee of future use. The Petitioner has been trying to sell the parcel since 2015 with no success. The parcel was on contract earlier this year but the seller backed out. The Petitioner indicated that the parcel has no developmental or use potential and no market value.
Moved by Commissioner Mason, seconded by Commissioner Messner to deny CBOE #322. Motion carried.

CBOE #342; Hovanec

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is located in the upper area of Roaring Judy Ranch subdivision. It is located in Economic Area 6. It is a heavily treed lot, similar to upper treed lots in Round Mountain within Roaring Judy subdivision. The parcel is of typical size, does not have a well, and is not hindered by any encroaching easements.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner argued that the parcel is not worth $420,000 and wouldn't sell for that amount. The Petitioner requested a valuation of $259,000 and additional comparable sales.

The Board requested to review additional comparable sales.
Moved by Commissioner Messner, seconded by Commissioner Mason to continue the hearing for CBOE #342. Motion carried.

CBOE #321; R E D 15 LLC (Rep: Michael O'Loughlin)

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is located in Red Mountain Ranch upper loop in the Upper East River Valley. It has an installed well and above average views, both of which were confirmed by physical inspection. The Assessor's Office stated that market analysis in Economic Area 6 indicated that those characteristics significantly contribute to the value. Upward adjustments have been applied to the property's base value of $390,000. The current value is $546,000.
Petitioner's Case: The Petitioner's representative, Attorney Michael O'Loughlin was present for the hearing. He stated that his client purchased the property in 2015 with the well in place for $375,000. He argued that the sale of subject property itself should've been used in determining the value since there is no better comparable. Attorney O'Loughlin requested that the CBOE decrease the value to $375,000. The property has been on the market for three years with no offers.
Moved by Commissioner Mason, seconded by Commissioner Messner to deny CBOE #321. Motion carried.

CBOE #308; Ortiz (Rep: Aaron Huckstep)

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a vacant land parcel located in Red Mountain Ranch upper loop in Upper East River Valley. Two vacant land sales were presented. The subject property has an installed well and outstanding views, both of which were confirmed by physical inspection. The Assessor's Office stated that market analysis in Economic Area 6 indicated that those characteristics significantly contribute to the value. Upward adjustments have been applied to the base value of $390,000 per site. The current value is $702,000. SAA Spicer also noted that the subject property is located along the road and has a driveway.
Petitioner's Case: The Petitioner's representative, Attorney Aaron Huckstep was present for the hearing. The Petitioner and his representative requested that the value to be adjusted to $207,500.
Moved by Commissioner Mason, seconded by Commissioner Messner to deny CBOE #308. Motion carried.

BREAK: The County Board of Equalization briefly recessed 9:50 am. The meeting resumed at 9:57 am.

CBOE #14; Reeves

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a vacant land parcel located in Meridian Lake Meadows subdivision within Economic Area 6. SAA Spicer stated that the sale price of vacant lots within the subdivision increase based on lot size and elevation. The subject property sold within the current reappraisal timeframe with a time adjusted sales price of $119,221 but the price was significantly below market value. The current value is $196,000.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner purchased the lot for $115,000 on February 7th, 2018 in an arm's length, open market transaction. The lot was originally priced at $260,000 in April 2015. The price was reduced over time. The Petitioner argued that the property should be valued at $145,000.
Moved by Commissioner Messner, seconded by Commissioner Mason to deny CBOE #14. Motion carried.

CBOE #347; Kincade

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a vacant land parcel in Meridian Lake Meadows Subdivision. SAA Spicer stated that the sale price of vacant lots within the subdivision increase based on lot size and elevation. The subject property was contracted for sale prior to the end of the reappraisal timeframe and closed on 7/7/18 at the contracted price of $245,000. The sales price was consistent with sales of vacant lots similar in size, location and views. SAA explained that based on its own sale and

an analysis of sales within Meridian Lake Meadows, the current value of $245,000 is appropriate.
Petitioner's Case: The Petitioner did not participate in the hearing. The Petitioner submitted documentation arguing that the valuation should be $200,000.
Moved by Commissioner Messner, seconded by Commissioner Mason to deny CBOE #347. Motion carried.

CBOE #2; LW Development LLC

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a vacant land parcel located on Black Diamond Trail in the Summit subdivision in Mt Crested Butte. SAA Spicer stated that the parcel is very steep and will likely require extensive engineering in order to be developed. It currently has a downward adjustment of -0.55 for steepness, an upward adjustment of 0.30 for oversized lot, and an upward adjustment of 0.15 for ski-in/ski-out access. The Petitioner recently purchased the property but the sale was contracted and consummated after the appraisal dated for the current valuation cycle and cannot be considered for this appeal. The lowest sale price in Summit subdivision during the data gathering period has a time adjusted sales price of $160,650. That particular lot also has significant buildability issues, including steepness and unstable soil, but has superior views to the subject property. The Assessor's Office is recommending removal of the upward adjustments because the attributes are of little value given the engineering challenges. The Assessor's Office is recommending a downward adjustment to $145,800.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner purchased the property in August 2018 for $15,000. The Petitioner noted that the property has not had any improvements and has significant issues.
Moved by Commissioner Messner, seconded by Commissioner Mason to adjust the value of CBOE #2 to $145,800. Motion carried.

CBOE #303; Jennings

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a vacant land parcel located in Skyland River neighborhood. It is zoned for multi-family use. SAA Spicer noted that a very similar lot on the opposite side of the street sold within the reappraisal timeframe with a time adjusted sales price of $138,686 and was recently granted a permit for construction of a duplex.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner said that he had the property re-designated as a single-family home and has the documentation approved by Board of County Commissioners on July 19th, 2016. The Petitioner believes that the value should be $62,500.

SSA Spicer and the Board requested that the Petitioner email the above-mentioned documentation so they can review it and determine whether a value adjustment is warranted.
Moved by Commissioner Messner, seconded by Commissioner Mason to continue the hearing for CBOE #303. Motion carried.

CBOE #15; Brown

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a vacant land parcel Ohio Meadows Subdivision. The parcel is located within Economic Area 1 and is valued at $72,000. The Assessor's Office presented six comparable sales.
Petitioner's Case: The Petitioner did not participate in the hearing. The Petitioner submitted documentation requesting a valuation of $60,000.
Moved by Commissioner Messner, seconded by Commissioner Mason to deny CBOE #15. Motion carried.

CBOE #17; Herkert & Meisel Trunk Co

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a vacant land parcel located in the Lost Canyon Resort subdivision. It is a 4.034 acre parcel located on the Gunnison River with approximately 540 feet of river frontage. SAA Spicer stated that river lots in Lost Canyon Resort subdivision were valued using Economic Area 1 river sales based on the median acreage of lots within the subdivision. Four comparable sales were

presented. The current value is $270,200.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner argued that the sales used in determining the valuation were not comparable and requested a valuation of $172,370.
Moved by Commissioner Messner, seconded by Commissioner Mason to deny CBOE #17. Motion carried.

CBOE #318-320; Drilbert Engineering Inc. (Rep: Richard Bratton)

Assessor's Case: SAA Spicer explained the property location and attributes. The subject properties are vacant land parcels in a subdivision that are subject to a Lot Sales Restriction. The agreement between the original developer and the County requires that certain site improvements be completed before any lots in the subdivision be sold or built upon. The raw land value for the entirety of Abril Meadows (9.14 acres) would be $167,200, indicating a minimum per lot value of $23,890.
Petitioner's Case: The Petitioner's representative, Attorney Richard Bratton was present for the hearing. Appraiser Charles Petersen was also present. Attorney Bratton agreed with the value adjustment to $17,500 each as proposed by the Board.
Moved by Commissioner Messner, seconded by Commissioner Houck to adjust the valuation of CBOE #318 – 320 to $17,500 each. Motion carried.

CBOE #11 & 12; Gillis

CBOE #12:
Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a vacant land parcel located in Eagles Rest subdivision. Two comparable sales were presented. SAA Spicer noted that if the property owner can verify that this lot is used in conjunction with their neighboring residential property, that it would qualify for reclassification as residential.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner discussed sales in Arrowhead subdivision that he considers comparable sales. The Petitioner requested a valuation of $37,500.
Moved by Commissioner Messner, seconded by Commissioner Houck to deny the requested valuation change to CBOE #12 and direct staff to reclassify the subject property to residential. Motion carried. Commissioner Mason abstained from voting.
CBOE #11:
Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a large single-family residence on two legal lots located in Eagles Rest subdivision. Three comparable sales were presented. There were no sales in the Eagles Rest subdivision. The comparable sales are from similar subdivisions in the immediate area. The property is currently valued at $212 per square for a total value of $693,310.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner requested a valuation of $464,700.
Moved by Commissioner Messner to adjust the valuation to $629,000.
Moved by Commissioner Messner, seconded by Commissioner Houck to amend the previous motion and adjust the valuation of CBOE #11 to $628,910. Motion carried.

BREAK: The County Board of Equalization briefly recessed 12:23 pm. The meeting resumed at 12:58 pm.

CBOE #343; D & M LLC

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a large single-family home located on one acre. It is located in the Johnson Park area in the southwest portion of the County. The home is well constructed, but doesn't have conventional wiring and plumbing. It is categorized as low quality. Three comparable sales were presented. The property is valued at $158 per square foot for a total value of $223,860.
Petitioner's Case: The Petitioner was present for the hearing. They stated that in 2017 the Assessor's office lowered the valuation from $286,860 to $183,750. Then in 2019 the new assessment raised the value from $183,750 to $311,920. The Petitioner stated that they have not done any improvements to their property to warrant a 22% increase and that they only have seasonal access. Additionally, they argued that their property does not have the amenities that the comparable sales have. The Petitioner requested a valuation of $190,000.
Moved by Commissioner Houck, seconded by Commissioner Messner to deny CBOE #343. Motion carried.

CBOE #13; Hoover

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a well-constructed log home of moderate size located in the Arrowhead subdivision. SAA Spicer discussed 5 comparable sales. He also noted that the sale of the subject property was originally analyzed with a personal property deduction of $30,000. After follow-up conversations with the property owner, the deduction was changed to $10,000, resulting in an adjusted sale price of $255,000 and a time adjusted sales price of $276,420. The Assessor's office is recommending a valuation of $275,080.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner indicated that there were no comparable sales to justify the assessment and requested a valuation of $230,000.
Moved by Commissioner Mason, seconded by Commissioner Messner to adjust CBOE #13 to $275,080. Motion carried.

CBOE #346; Burnett

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a vacant land parcel along with a new, well built 1,200 square foot storage / garage building which is classified as a non-residential structure on vacant land. The comparable sales examples are sales of vacant land properties with non-residential structures. SAA Spicer stated that because this is a new, non-residential structure, the cost approach to value is also applicable and supports the current value of approximately $110 per square foot currently attributed to the structure. The Assessor's office is recommending a valuation of $199,070.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner stated that they live at the subject property year-round and personally maintain access to the property. The Petitioner argued that due to the improvements made, that the property should be classified as residential instead of vacant. The Petitioner requested a valuation of $177,000.
Moved by Commissioner Messner, seconded by Commissioner Mason to adjust the valuation of CBOE #346 to $177,500. Motion carried.

CBOE #18; Hall

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a small single-family residence located northwest of the Town of Marble. It is relatively new and of average quality. The Assessor's office presented six comparable sales. The Assessor's office is recommending a valuation of $253,570.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner argued that their property does not have the same amenities as the comparable sales. The residence is off-grid and does not have County road maintenance. The Petitioner requested a valuation of $151,800.
Moved by Commissioner Messner, seconded by Commissioner Mason to adjust the valuation of CBOE #18 to $242,270. Motion carried.

CBOE #313; Dimberio

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a small single-family residence currently under construction. It is located northwest of the Town of Marble. As of the current assessment date of 1/1/19, the structure was approximately 10% complete and is reflected in its 2019 classification and actual value. The Assessor's office presented three comparable sales. The subject property will receive a new valuation for 2020, based on its level of construction on 1/1/2020 and any new information the Assessor becomes aware of regarding property characteristics. The Assessor's office is recommending a value of $88,220.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner stated that the comparable sales presented by the Assessor's office aren't really comparable. The Petitioner stated that as of June 30, 2018 their property's raw land value was $7,000 and that they received their building permit in July and put the foundation in, in October of 2018. The Petitioner indicated that the size of their residence, seasonal access and lack of electricity should be considered.
Moved by Commissioner Messner, seconded by Commissioner Mason to adjust the valuation of CBOE #313 to $76,920. Motion carried.

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CBOE #341; Minor

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a single-family residence located Prospector Trail northwest of the Town of Marble. Three comparable sales were presented. The property is currently valued at $231 per square foot with a total value of $372,980.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner stated that there is no electricity and that the road that accesses the property is privately maintained. The Petitioner argued that comparable values are between $180,000 - $240,000. The Petitioner requested a valuation of $290,000.
Moved by Commissioner Mason, seconded by Commissioner Messner to deny CBOE #341. Motion carried.

CBOE #337 & 338; Breidenbaugh

CBOE #338:
Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a remote parcel located in the most distant portion of Gunnison Highlands North. The road that accesses the property is in poor condition. Properties in this vicinity are considerably harder to get to than the properties located in the lower portions. SAA Spicer also noted that if the property owner can verify that this parcel is used in conjunction with their neighboring residential property, it would qualify for reclassification to residential. The Assessor's office is recommending lowering the valuation to $100,000.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner requested a valuation of $100,000. The Petitioner confirmed that vacant lot is used in conjunction with the residential property.
Moved by Commissioner Messner, seconded by Commissioner Mason to adjust the value of CBOE #338 to $100,000.
Moved by Commissioner Messner, seconded by Commissioner to amend the previous motion to adjust the value CBOE #338 to $100,000 and reclassify the property as residential. Motion carried.

CBOE #337:
Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a remote and primitive cabin located in the most distant portion of Gunnison Highlands North. The road that accesses the property is in poor condition. Properties in this vicinity are considerably harder to get to than the properties located in the lower portions. The Assessor's office is recommending lowering the value to $212,320.
Petitioner's Case: The Petitioner participated via telephone. The Petitioner requested a valuation of $176,000.
Moved by Commissioner Messner, seconded by Commissioner Mason to adjust the value of CBOE #337 to $212,320. Motion carried.

CBOE #330; Booth

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a remote and primitive cabin located in Gunnison Highlands North. This property is harder to access than the properties in the lower portion of Gunnison Highlands. The Assessor's office is recommending to lower the value to $215,200.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner thanked the Board and Assessor's office for the valuation change.
Moved by Commissioner Messner, seconded by Commissioner to adjust the value of CBOE #330 to $215,200. Motion carried.

CBOE #331; Owen

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a remote and primitive cabin located in the most distant part of Gunnison Highlands North. This property is harder to access than properties in the lower portion of Gunnison Highlands. The Assessor's office is recommending lowering the valuation to 283,400.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner requested a valuation of $226,000.
Moved by Commissioner Mason, seconded by Commissioner Messner to adjust the value of CBOE #331 to $283,400. Motion carried.

BREAK: The County Board of Equalization briefly recessed 3:31 pm. The meeting resumed at 3:49 pm.

CBOE #3; Goodman

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is single family residence located in Madsen Lake Fork Cove. Three comparable sales were presented. It is valued at $110 per square foot for a total value of $158,830.
Petitioner's Case: The Petitioner did not participate in the hearing. The Petitioner submitted documentation requesting a valuation of $111,620.
Moved by Commissioner Messner, seconded by Commissioner Mason to deny CBOE #3. Motion carried.

CBOE #4; Spector Revocable Trust

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a newer, well-constructed single-family residence. It is located in the Spring Meadows subdivision north of Gunnison. Three comparable sales were presented, all of which are located directly on Ohio Creek. The property is valued at $236 per square for a total value of $654,430.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner presented comparable sales using time adjusted values and requested a valuation of $549,008.
Moved by Commissioner Mason, seconded by Commissioner Messner to deny CBOE #4. Motion carried.

CBOE #5; Spector Revocable Trust

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is single family residence located along the Gunnison River in Rockey River Estates. It is located approximately four miles north of Gunnison. Five comparable sales were presented. It is currently valued at $279 per square foot for a total value of $511,700.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner presented comparable sales using time adjusted values and requested a valuation of $434,169. The Petitioner purchased the property in 2005. During the last appraisal cycle, the lot value was $132,300. With improvements the value was $202,170 for a total value of $334,470. The new appraisal is $511,700. The Petitioner argued that the nearly 53% increase isn't warranted.
Moved by Commissioner Mason, seconded by Commissioner Messner to deny CBOE #5. Motion carried.

CBOE #314; Stone

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a single-family residence located approximately one mile west of Gunnison on County Road 18. The current structure was constructed in 2007, partially reusing the foundation of a manufactured home. The Assessor's office changed the effective year built from 2007 to 2003, resulting in an adjusted value of $485,890. SAA Spicer presented five comparable sales. SAA Spicer also noted that the properties adjacent to the subject property are used to store heavy equipment, trucks and general construction debris. It is possible that could have an impact on the subject property's marketability and appeal.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner requested a valuation of $355,000 and presented an appraisal for the subject property dated February 7th, 2018.

The Board consensus was to continue CBOE #314 to allow time for the Assessor's office to analyze whether an outside influence adjustment is justified.
Moved by Commissioner Messner, seconded by Commissioner Mason to continue the hearing for CBOE #314. Motion carried.

BREAK: The County Board of Equalization briefly recessed 4:29 pm. The meeting resumed at 4:31 pm.

CBOE #368; Esposito

Assessor's Case: SAA Spicer explained the property location and attributes. The subject property is a very large single-family residence with a large attached garage. It is located in the Gothic corridor between Crested Butte and Mt Crested Butte. Three comparable sales were presented. The Assessor's office is recommending a valuation of $2,709,420.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner requested a valuation of $1,555,640. The Petitioner argued that the condition of the property was changed from good to very good but no improvements were made and a physical inspection wasn't done. The Petitioner also noted the close proximity to the road and the resulting noise.

The Board requested that the Assessor's office complete an onsite inspection.
Moved by Commissioner Messner, seconded by Commissioner Mason to continue the hearing for CBOE #368. Motion carried.

BREAK: The County Board of Equalization briefly recessed 4:54 pm. The meeting resumed at 4:55 pm.

CBOE #326-329; Gorman

Assessor's Case: Appraiser III Blackett explained the property location and attributes. The subject properties are commercial units located on the second floor of the Ore Bucket Commercial Center Condominiums. The building is located at the intersection of Sixth Street and Maroon Avenue. Three comparable sales were presented. The Assessor's office is recommending the following valuations: $218,620 for CBOE #326, $122,890 for CBOE #327, $100,640 for CBOE #328 and $236,050 for CBOE #329.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner stated that they have had Unit 8 on the market since April of 2019. It is currently listed at $149,900 and there has been no interest. The Petitioner argued that the Bullion King Condos located at 419 Sixth Street are more comparable to their properties.

Assessor McFarland recommended continuing CBOE #326 – 329 to allow time for the Assessor's office to conduct an onsite inspection of the Ore Bucket and Bullion King buildings.

Moved by Commissioner Messner, seconded by Commissioner Mason to continue the hearing for CBOE #326 – 329. Motion carried.

CBOE #372; Hayoun

Assessor's Case: Appraisal Analyst Cohen explained the property location and attributes. The subject property is located in Mt Crested Butte. It was built in 1978 and is in average condition. Five comparable sales were presented. It is currently valued at $368 per square foot for a total value of $392,510.
Petitioner's Case: The Petitioner participated in the hearing via telephone. The Petitioner presented 14 comparable sales and requested a valuation of $307,480.
Moved by Commissioner Messner, seconded by Commissioner Mason to adjust the value of CBOE #372 to $387,030. Motion carried.

CBOE #370; Wynn

Assessor's Case: Appraisal Analyst Cohen explained the property location and attributes. The subject property is one unit within a two-unit condominium building, located in Skyland. Five comparable sales were presented, including the unit that is located adjacent to the subject property. The property is currently valued at $361 per square foot for a total value of $624,270.
Petitioner's Case: The Petitioner was present for the hearing. The Petitioner stated that the subject property is nearly 40 years old and poorly constructed. It is poorly insulated and as a result, has extremely high utility costs. The Petitioner requested a valuation of $475,000.
Moved by Commissioner Mason, seconded by Commissioner Houck to deny CBOE #370. Motion carried.

ADJOURN: Moved by Commissioner Messner, seconded by Commissioner Mason to adjourn the meeting. The October 16, 2019 meeting of the Board of Equalization adjourned at 5:49 pm.

DRAFT

_____
Jonathan Houck, Chairperson

_____
John Messner, Vice-Chairperson

_____
Roland Mason, Commissioner

Minutes Prepared By:

_____
Elizabeth Mense, Deputy County Clerk

Attest:

_____
Kathy Simillion, County Clerk

DRAFT