AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: DRAFT CBOE Meeting Minutes; 20191029

Action Requested: Motion

Parties to the Agreement:

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

Summary:

The draft 10/29/19 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 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
John Messner, Vice-Chairperson
Roland Mason, Commissioner
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 17th, 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 #386 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.

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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 16th, 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 Wish provided copies of the leases associated with the subject property. Attorney With argued that an additional adjustment is warranted for the subject property.

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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

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