

The Board of County Commissioners met in special session on July 18, 2005. Those present for the session were Don Batchelder, Chairman; Heidi Albritton, Vice Chair; Kristi Westfall, Member; Connie I. Hunt, County Administrator; and Linda Munson-Haley, Deputy Clerk of the Board.

- **Note – This meeting was recorded for reference purposes.**

A. 1:35 The Board of County Commissioners convened as the Board of Equalization to consider the following property valuation appeals:

**Property Owner: Deming Clark Building Corporation
Schedule Number: R003608**

Commissioner Batchelder opened the hearing and the Deputy Clerk of the Board administered the Oath to all present.

Maurice E. Grosby, President of Deming Clark, provided a brief background. He bought Lot 8, where he currently resides, in 1994 and built a house. At that time, the developer had some “orphan” lots, Lots 2 and 3 that he purchased for one price. He presented a map (Petitioner’s Exhibit A-1) and discussed the particulars of Lots 2 and 3. Mr. Grosby detailed his reasons why Lot 3 should be valued lower, among them the facts that traffic has doubled causing much dust, there are no views, and it is the lowest lot in the subdivision. He presented Petitioner’s Exhibit A-2.

Doris Johnson, Chief Appraiser, presented a letter dated July 19, 2005 from the Assessor’s Office to the Board of Equalization (Assessor’s Exhibit A1). She explained how the Assessor’s Office had arrived at the assessments and referred to a spreadsheet attached to the letter.

Commissioner Batchelder and Commissioner Westfall had questions on the spreadsheet and asked Ms. Johnson to explain the different entries. There were additional questions as to how the median value is determined and how the properties are chosen to calculate the median value.

Mr. Grosby argued that super lots 3 and 4 should not be included when determining the median value as they skewed the data and that his lots are sub-median lots. He explained that he would accept an increase in valuation but not as much as the assessor had determined. He also noted that he is in agreement with the assessment of his other lots.

M/S/P—Motion was made by Commissioner Batchelder and seconded by Commissioner Westfall to adjust the value of Lot 3 at \$210,000. There was no further discussion. Motion passed unanimously.

2:15 Commissioner Batchelder took a brief recess and reconvened at 2:20:

**B. 2:20 Property Owner: Sanford Bloom
Schedule Number: R000268**

Commissioner Batchelder opened the hearing and the Deputy Clerk of the Board administered the Oath to Mr. Bloom.

Sanford Bloom detailed his reasons for protesting his valuation. He explained that Ms. Johnson with the Assessor’s Office told him that the only comparable was an A-frame across the street from him. He discussed the differences between his property and the A-frame noting that his house was much better. He requested that his actual value be reduced by \$50,000.

Doris Johnson, Chief Deputy Assessor/Chief Appraiser, presented Assessor’s Exhibit B-1. She explained that she and Susie Mayfield, County Assessor, were confused by Mr. Bloom’s comments stating that the A-frame was much smaller and should then be much less in value.

Commissioner Westfall asked about the comparables. She asked Mr. Bloom to clarify why he was concerned about the value of the A-frame and asked if that was a detriment. He said no, that the Assessor told him it was the only comparable that had sold recently in his area.

Mr. Johnson explained how the Assessor’s Office does mass appraisals.

Commissioner Batchelder asked to clarify if it was Mr. Bloom’s testimony that he believes that his house is of a higher standard construction and worth more per square foot than the comparable across the street. Mr. Bloom replied that it is much larger and worth more.

M/S/P—Motion was made by Commissioner Batchelder and seconded by Commissioner Westfall to deny the appeal. Discussion. Commissioner Westfall said that from Mr. Bloom’s testimony the Assessor had greatly under appraised his house. Motion passed unanimously.

2:40 Commissioner Batchelder adjourned the special session:

OURAY COUNTY BOARD OF COUNTY COMMISSIONERS
OURAY, COLORADO

ATTEST:

Michelle Nauer, County Clerk and Recorder

Don Batchelder, Chair

Heidi Albritton, Vice Chair

By: _____
Linda Munson-Haley,
Deputy Clerk of the Board

Kristi Westfall, Member