

The Board of County Commissioners met in special session on July 23, 2008. Those present for the session were K. Keith Meinert, Chair; Don Batchelder, Vice-Chair; Heidi Albritton, Member; Mary Deganhart, County Attorney; Connie I. Hunt, County Administrator; and Linda Munson-Haley, Deputy Clerk of the Board.

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

**9:00 The Board of County Commissioners convened as the Board of Equalization to consider the following property valuation appeals:**

Commissioner Meinert convened the Board of Equalization and opened the public hearing.

**A. 9:00 1. Property Owner: Robert P. Lake  
Schedule Number: R003382**

At the request of the Petitioner the hearing on Schedule Number R003382 was rescheduled to July 30, 2008.

**9:03 Commissioner Meinert recessed and reconvened the public hearing at 9:30:**

**B. 9:30 2. Property Owner: Rebecca A. Shatles  
Schedule Number: R005102**

The Petitioner was not present. Susie Mayfield, County Assessor; Raelene Freier, Chief Deputy Appraiser; and Dennis Michaud were present from the Assessor's Office.

Commissioner Meinert noted for the record that the Petitioner had submitted a table of comparable properties as her testimony (*Petitioner Exhibit B-1*) and was suggesting that the value of her property be \$109,500 as opposed to the \$115,000 valuation placed by the Assessor's Office.

Dennis Michaud was sworn in by the Deputy Clerk of the Board.

Dennis Michaud distributed a memo dated July 22, 2008 from the Assessor's Office along with a report titled, "Ouray County Vacant Sales Analysis Report (LeRanch)" and a Property Record Card for Account R005102 (*Assessor Exhibit B-1*). He explained that the lot in question was located in LeRanch and that all of the lots there were valued at \$115,000 and referred the Commissioners to his Sales Analysis Report. Therefore, the Assessor's Office was recommending that the value remain at \$115,000.

Commissioner Batchelder referred to the Sales Analysis Report and asked if the only qualified sale was for \$115,000 as indicated. Mr. Michaud advised that there was only one qualified sale but that there were others that were unqualified for various reasons. Commissioner Batchelder asked if one sale in the area within the timeframe was adequate to determine the value of property. Susie Mayfield explained that for the purpose of valuing vacant land the Assessor's Office could look at the unqualified sales but once a home was placed on the land it raised the value. The property in question was initially sold as a vacant lot for \$118,000. Dennis Michaud pointed out that the median value of the sales on his report was \$115,000. Commissioner Meinert asked from the Assessor's Office standpoint if there was any difference in lot size, location, or amenities between the various lots that were being referred to in the report. Mr. Michaud replied that they were all relatively the same but pointed out that the subject's lot was the largest of the group at 7,300 sq. ft. versus 4-5,000 sq. ft. typically, and was located at the end of the street.

**M/S/P**—Motion was made by Commissioner Batchelder and seconded by Commissioner Albritton, based on evidence and testimony presented concerning Protest No. 2008071 [*Schedule Number R005102*], to deny the appeal by Rebecca Shatles and uphold the Assessor's valuation of \$115,000. Discussion. Commissioner Meinert requested that a letter to the Petitioner be included in the Decision on Appeal to reflect the correct values of adjacent nearby properties, to guide her to the appropriate records that demonstrated the correct values, and to advise her of the notion that compared to other properties in the area her property was no different and probably larger and better located; therefore, there was no suggestion that her property should be valued lower than the adjacent properties. Commissioner Batchelder suggested sending a copy of the minutes rather than the letter requested by Commissioner Meinert. Connie Hunt explained that the minutes would not be approved before the decision, which must be sent out within five days of the determination, was mailed and, thus, would not be an option. A roll call vote was taken on the motion with the following results.

Commissioner Meinert voted in the affirmative  
Commissioner Batchelder voted in the affirmative  
Commissioner Albritton voted in the affirmative

Motion passed unanimously.

**9:48 Commissioner Meinert adjourned the special session:**

*\*Numbered exhibits are maintained separately in the County Administrator's office.*

OURAY COUNTY BOARD OF COUNTY COMMISSIONERS  
OF OURAY, COLORADO SITTING AS THE  
BOARD OF EQUALIZATION

ATTEST:

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K. Keith Meinert, Chair

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Don Batchelder, Vice Chair

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Michelle Nauer, County Clerk and Recorder  
By: Linda Munson-Haley, Clerk of the Board

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Heidi M. Albritton, Member