

July 24, 2019

**ARCHULETA COUNTY
BOARD OF EQUALIZATION HEARINGS**

The Board of Equalization Hearings were held on July 24, 2019, with Commissioners Ronnie Maez, Steve Wadley and Alvin Schaaf, County Administrator Scott Wall, County Attorney Todd Weaver, County Assessor Natalie Woodruff, Deputy Assessor Natosha Smith, Appraiser/Statistician Johanna Tully and Tomi Bliss Deputy County Clerk & Recorder present.

Chairman Maez called the Board of Equalization to order at 8:30 a.m.

Chairman Maez swore in Assessor Natalie Woodruff, Deputy Assessor Natosha Smith, and Appraiser/Statistician Johanna Tully for testimony.

Chairman Maez swore in Barbara A. Swindlehurst representing the petitioners.

**Parcel #5893-153-04-065 R015395 Owner Larry Bogard
Aspen Springs Subdivision 6 Lot: 741**

Barbara A. Swindlehurst, Broker with Exit Realty, was present representing the petitioners. The petitioners were protesting a value of \$189,950 and requested a value of \$120,000 due to the straw bale construction, upcycled materials, off-grid living and necessity of hauling water. Appraiser/Statistician Tully presented for the Assessor's office and explained off-grid homes. Assessor Woodruff also addressed the definition of off-grid homes. Assessor Woodruff questioned the status of plumbing and electrical which were answered by the Petitioner Larry Bogard. **Commissioner Wadley moved to not uphold the Assessor's value of \$189,950 for tax year 2019 for Parcel #5893-153-04-065 owned by Larry Bogard and adjusted the value to \$155,000. Commissioner Schaaf seconded the motion and it carried with both Commissioners Wadley and Schaaf voting "Aye" and Commissioner Maez voting "Nay".**

Chairman Maez recessed the Board of Equalization Hearings at 8:50 a.m.

Chairman Maez reconvened the Board of Equalization Hearings at 9:00 a.m.

Chairman Maez swore in Lori Unger for testimony.

**Parcel #5699-163-11-006 R007620 Owner James R.J. Strickler
Pagosa In The Pines Block: 16 Lot: 6**

The petitioner was not present for testimony however, gave verbal consent to Lori Unger to represent him as agent for the protest. The petitioner was protesting a value of \$31,150 and requested a value of \$24,793. Appraiser/Statistician Tully presented for the Assessor's office. Deputy Assessor Smith advised the owner should complete a Conjunctive Use Application to receive the residential rate rather than the vacant rate. Ms. Unger presented sales to the Board which were not considered qualified sales by the Assessor's Office explained by Assessor Woodruff. **Commissioner Schaaf moved to not uphold the Assessor's value of \$31,150 for tax year 2019 for Parcel #5699-163-11-006 owned by James R.J. Strickler and adjusted the value to \$24,793. Commissioner Wadley seconded the motion and it carried unanimously.**

July 24, 2019

Parcel #5893-152-02-003 R015295 Owner John V. & Jacque Hayes

Aspen Springs 6 Lot:

The petitioners were not present for testimony. The petitioners were protesting a value of \$68,540 and requested a value of \$38,000. Assessor Woodruff presented a stipulation in the amount of \$33,760 which was agreed upon with the petitioners. **Commissioner Wadley moved to not uphold the Assessor's value of \$68,540 for tax year 2019 for Parcel #5893-152-02-003 owned by John V. & Jacque Hayes and adjusted the value to \$33,760. Commissioner Schaaf seconded the motion and it carried unanimously.**

Chairman Maez swore in Robert E. Pike for testimony.

Parcel #6149-182-00-024 R017069 Owned by Robert E. Pike

Rural Land near Edith

The petitioner presented his testimony and cited difficulties with road conditions and general access to his property. The petitioner was protesting a value of \$87,810 and requested a value of \$44,550. Assessor Woodruff presented for the Assessor's office and advised her familiarity with the property. **Commissioner Schaaf moved to not uphold the Assessor's value of \$87,810 for Parcel #6149-182-00-024 owned by Robert E. Pike and adjusted the value to \$70,000. Commissioner Wadley seconded the motion and it carried unanimously.**

Chairman Maez recessed the Board of Equalization Hearings at 10:06 a.m.

Chairman Maez reconvened the Board of Equalization Hearings at 10:30 a.m.

Parcel #5699-192-07-015 R009701 Owned by Gary T. & Jo Butler

Lake Forest Estates Lot: 560

The petitioners were not present however, submitted a letter with their testimony. The petitioners were protesting a value of \$253,650 and requested a value of \$200,000. Appraiser/Statistician Tully presented for the Assessor's office. **Commissioner Wadley moved to uphold the Assessor's value of \$253,650 for tax year 2019 for Parcel #5699-192-07-015 owned by Gary T. & Jo Butler. Commissioner Wadley seconded the motion and it carried unanimously.**

Chairman Maez recessed the Board of Equalization Hearings at 10:37 a.m.

Chairman Maez reconvened the Board of Equalization Hearings at 10:47 a.m.

Chairman Maez swore in Petitioner Charles Jacobi and Appraiser Lacy Capre for testimony.

Parcel #5699-192-04-004 R009639 Owned by C. Jacobi Family Trust

Lake Forest Estates Lot: 542X

Mr. Jacobi presented his testimony. The petitioner was protesting a value of \$651,600 and requested a value of \$550,000. Appraiser Lacy Capre presented for the Assessor's office and advised the value should be \$704,600 due to the classification of the property should be considered as a single family average home of above average quality. **Commissioner Schaaf moved to uphold the Assessor's original value of \$651,600 for tax year 2019 for Parcel #5699-192-04-004 owned by C. Jacobi Family Trust. Commissioner Wadley seconded the motion for discussion. The motion passed with Commissioner Schaaf and Maez voting "Aye" and Commissioner Wadley voting "Nay".**

Chairman Maez swore in Appraiser Diana Aragon for testimony.

Parcel #5887-083-01-005 R013822 Owned by Kyle Knight
Loma Linda 1 Lot: 5

The petitioner was not present for testimony. The petitioner was protesting a value of \$88,110 and requested a value of \$60,000. **Commissioner Wadley moved to uphold the Assessor's value of \$88,110 for tax year 2019 for Parcel #5887-083-01-005 owned by Kyle Knight. Commissioner Schaaf seconded the motion and it carried unanimously.**

Chairman Maez recessed the Board of Equalization Hearings at 11:29 a.m.

Chairman Maez reconvened the Board of Equalization Hearings at 1:00 p.m.

Chairman Maez swore in Petitioner Roberta Schwartz for testimony.

Parcel #6161-173-19-001 R017809 Owned by Stephen T. Schwartz
Piedra Park 7 Block: 3 Lot 10

Ms. Schwartz presented her testimony citing the lot was unbuildable. The petitioner was protesting a value of \$28,310 and requested a value of \$6,500. Appraiser Lacy Capre presented for the Assessor's office. Assessor Woodruff suggested Building and Planning Department provide documentation stating a building permit would not be issued. **Commissioner Wadley moved not to uphold the Assessor's value of \$28,310 for tax year 2019 for Parcel #6161-173-19-001 owned by Stephen T. Schwartz and adjusted the value to \$7,000 due to the lot was considered unbuildable. Commissioner Schaaf seconded the motion and it carried unanimously.**

Parcel #6161-173-19-004 R017812 Owned by Stephen T. Schwartz
Piedra Park 7 Block: 3 Lot 7

Ms. Schwartz presented her testimony. The petitioner was protesting a value of \$8,420 and requested a value of \$6,380. Appraiser Lacy Capre presented for the Assessor's office. Assessor Woodruff suggested looking into lot consolidation due **Commissioner Schaaf moved to not uphold the Assessor's value of \$8,420 for tax year 2019 for Parcel #6161-173-19-004 owned by Stephen T. Schwartz and adjusted the value to \$7,000. Commissioner Wadley seconded the motion and it carried unanimously.**

Chairman Maez recessed the Board of Equalization Hearings at 1:42 p.m.

Chairman Maez reconvened the Board of Equalization Hearings at 1:56 p.m.

Chairman Maez swore in Petitioner A.I. Ghoreishi and Appraiser Tina Kneitel for testimony.

Parcel #5893-10-204-007 R015171 Owned by Ali & A.I. Ghoreishi
Aspen Springs Subdivision 5 Lot: 76

Mr. Ghoreishi presented his testimony citing terrain issues. The petitioner was protesting a value of \$9,050 and requested a value of \$7,500. Deputy Assessor Natosha Smith presented for the Assessor's office. **Commissioner Wadley moved to uphold the Assessor's value of \$9,050 for tax year 2019 for Parcel #5893-10-204-007 owned by Ali & A.I. Ghoreishi. Commissioner Schaaf seconded the motion and it carried unanimously.**

July 24, 2019

Parcel #5893-10-204-001 R015167 Owned by Ali & A.I. Ghoreishi

Aspen Springs Subdivision 5 Lot: 63

Mr. Ghoreishi presented his testimony. The petitioner was protesting a value of \$14,310 and requested a value of \$100. Assessor Woodruff presented a new CBOE value of \$2,250. **Commissioner Schaaf moved to uphold the Assessor's value of \$2,250 for tax year 2019 for Parcel #5893-10-204-001 owned by Ali & A.I. Ghoreishi. Commissioner Wadley seconded the motion and it carried unanimously.**

Parcel #5893-10-204-002 R015168 Owned by Ali & A.I. Ghoreishi

Aspen Springs Subdivision 5 Lot: 64

Mr. Ghoreishi presented his testimony. The petitioner was protesting a value of \$14,950 and requested a value of \$100. Assessor Woodruff presented a new CBOE value of \$2,350. **Commissioner Wadley moved to uphold the Assessor's value of \$2,350 for tax year 2019 for Parcel #5893-10-204-002 owned by Ali & A.I. Ghoreishi. Commissioner Schaaf seconded the motion and it carried unanimously.**

Parcel #5893-10-204-003 R015169 Owned by Ali & A.I. Ghoreishi

Aspen Springs Subdivision 5 Lot: 65

Mr. Ghoreishi presented his testimony. The petitioner was protesting a value of \$16,350 and requested a value of \$100. Assessor Woodruff presented a new CBOE value of \$2,570. **Commissioner Schaaf moved to uphold the Assessor's value of \$2,570 for Parcel #5893-10-204-003 owned by Ali & A.I. Ghoreishi. Commissioner Wadley seconded the motion and it carried unanimously.**

Parcel #5893-10-204-004 R015170 Owned by Ali & A.I. Ghoreishi

Aspen Springs Subdivision 5 Lot: 66

Mr. Ghoreishi presented his testimony. The petitioner was protesting a value of \$8,050 and requested a value of \$100. Assessor Woodruff presented a new CBOE value of \$1,055. **Commissioner Wadley moved to uphold the Assessor's value of \$1,055 for Parcel #5893-10-204-004 owned by Ali & A.I. Ghoreishi. Commissioner Schaaf seconded the motion and it carried unanimously.**

With no further Hearings coming before the Board, the Hearings were adjourned at 2:22 p.m.

Tomi Bliss Approved this 6th day of August, 2019.

Deputy County Clerk & Recorder

Ronnie Maez, Chairman