

Routt County Assessor  
P.O. Box 773210  
Steamboat Springs, CO 80477  
(970) 870-5544  
assessor@co.routt.co.us

**Deliver Appeal To:**  
**County Board of Equalization**  
**P.O. Box 773598 - 522 Lincoln Ave.**  
**Steamboat Springs, CO 80477**  
**(970) 879-0108**

**NOTICE OF DETERMINATION**

DATE: 06/27/2019

SCHEDULE NUMBER	REVIEW #	TAX YEAR	TAX AREA	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
<b>R2581441</b>	PR-19-000207	2019	25	PARCEL #: <b>936224002</b>
PROPERTY OWNER	<b>FETCHER FAMILY PROPERTY, LLLP</b> <b>PO BOX 866</b> <b>CLARK, CO 80428-0866</b>			<b>NE4NW4SE4 22-6-84 LESS ROW TO CO RD TOTAL 9.24</b> <b>A</b>

The Assessor has carefully studied all available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

**RESIDENTIAL** - The actual value of residential property is determined solely by consideration of the market approach to appraisal, per § 39-1-103(5)(a), C.R.S.

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

Adjustments have been made to your account to value it more appropriately based on sales data in the time period. Adjustments were made to the residential structure to more appropriately value its level of contribution. The land value remains the same. 2017 value of 1M was likely low for this amount of land in this location. The 2M valuation takes into account the restrictions on the lot, limiting it to one structure.

Property Owners: This Notice of Determination (NOD) is mailed in two duplicate copies for each property appealed. Should you disagree with the determination made at the Assessor level, you may further your appeal to the County Board of Equalization (CBOE). Please see the backside of this form for detailed information on filing your appeal to the next level. If furthering your appeal, mail or deliver one NOD copy to the CBOE (contact info above) and keep the second NOD copy for your records. The deadline to file is July 15th, 2019.

PROPERTY CLASSIFICATION(S)	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential Land Residential		\$2,000,000 \$357,990	\$2,000,000 \$192,480
		<b>\$2,357,990</b>	<b>\$2,192,480</b>

By: Gary J. Peterson  
COUNTY ASSESSOR

06/27/2019  
DATE

APPEAL DEADLINES: REAL PROPERTY - JULY 15, PERSONAL PROPERTY - JULY 20.

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, 39-8-106(1)(a), C.R.S.

**APPEAL PROCEDURES**

County Board of Equalization hearings will be held from July 1 through August 5.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization, and mail or deliver a copy of both sides of this form to the County Board of Equalization. To preserve your right to appeal, your appeal must be **POSTMARKED OR DELIVERED ON OR BEFORE JULY 15 FOR REAL PROPERTY AND JULY 20 FOR PERSONAL PROPERTY** - after such date, your right to appeal is lost.

**NOTIFICATION OF HEARING:**

You will be notified of the time and place scheduled for your hearing.

**PLEASE REFER TO THE FRONT SIDE OF THIS FORM FOR THE ADDRESS OF YOUR COUNTY BOARD OF EQUALIZATION.**

**PETITION TO THE COUNTY BOARD OF EQUALIZATION**

In the space below, please explain why you disagree with the Assessor's determination.

IN ACCORDANCE WITH 39-8-106(1.5), C.R.S., IF YOUR APPEAL INVOLVES REAL PROPERTY, YOU MUST STATE YOUR OPINION OF VALUE IN TERMS OF A SPECIFIC DOLLAR AMOUNT.

PETITIONER'S ESTIMATE OF VALUE AS OF JUNE 30, 2018: \$ 925,000

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e. comparable sales, rent roll, original installed cost, appraisal, etc.)

*Please see attached LHA & map*



SIGNATURE OF PETITIONER

7/8/19

DATE

**COUNTY BOARD OF EQUALIZATION'S DETERMINATION:**

The County Board of Equalization must mail a written decision to you within five business days following the date of the decision. The County Board must conclude hearings and render decisions by August 5. 39-8-107(2), C.R.S. If you do not receive a decision from the County Board of Equalization, and you wish to continue your appeal, you must file an appeal with the Board of Assessment Appeals by September 11, 630-2-125(1)(e), C.R.S.

**TAXPAYER RIGHTS FOR FURTHER APPEALS:**

If you are dissatisfied with the County Board of Equalization's decision and you wish to continue your appeal, you must appeal within thirty days of the County Board of Equalization's written decision to ONE of the following:

**Board of Assessment Appeals (BAA)**

1313 Sherman Street, Room 315, Denver, Colorado 80203, (303) 864-7710

[www.dola.colorado.gov/baa](http://www.dola.colorado.gov/baa).

**District Court:**

Contact the district court in the county where the property is located.

See your local phone book for the address and telephone number.

**Arbitration:**

For a list of arbitrators, contact the County Commissioners at the address provided on the front side of this form for the County Board of Equalization.

**TO PRESERVE YOUR APPEAL RIGHTS, YOU MAY BE REQUIRED TO PROVE THAT YOU FILED A TIMELY APPEAL; THEREFORE, WE RECOMMEND ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.**

*If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day 39-1-120(3), C.R.S.*

**ATTESTATION**

I, the undersigned owner or agent\* of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature

Telephone Number

Date

\*Attach letter of authorization signed by the property owner

July 8, 2019

Routt County Board of Equalization

522 Lincoln Ave

Box 773210

Steamboat Springs, Co.

RE: Valuation of 2800 Trails Edge Road.

Dear CBOE members,

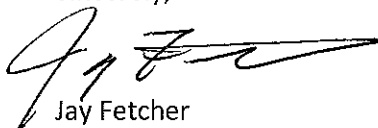
I wish to appeal the valuation place on our property. The value placed on the property doubled from \$1,000,000 to \$2,000,000. I was told by Susan, in the assessor's office, that the reason for our value was because of the De Sorrento house that was sold a couple of years ago for over \$2,000,000 and then the house was torn down implying that the land was worth \$2,000,000. A house on Burgess Creek Road was recently torn down and the land value is \$925,000.

As I reviewed other valuation of property in the area, it seems that all property having ski slope access off Trails Edge Road were valued at \$2,000,000 and those on the uphill side of Trials Edge Road were valued at \$925,000 or less. See attached map.

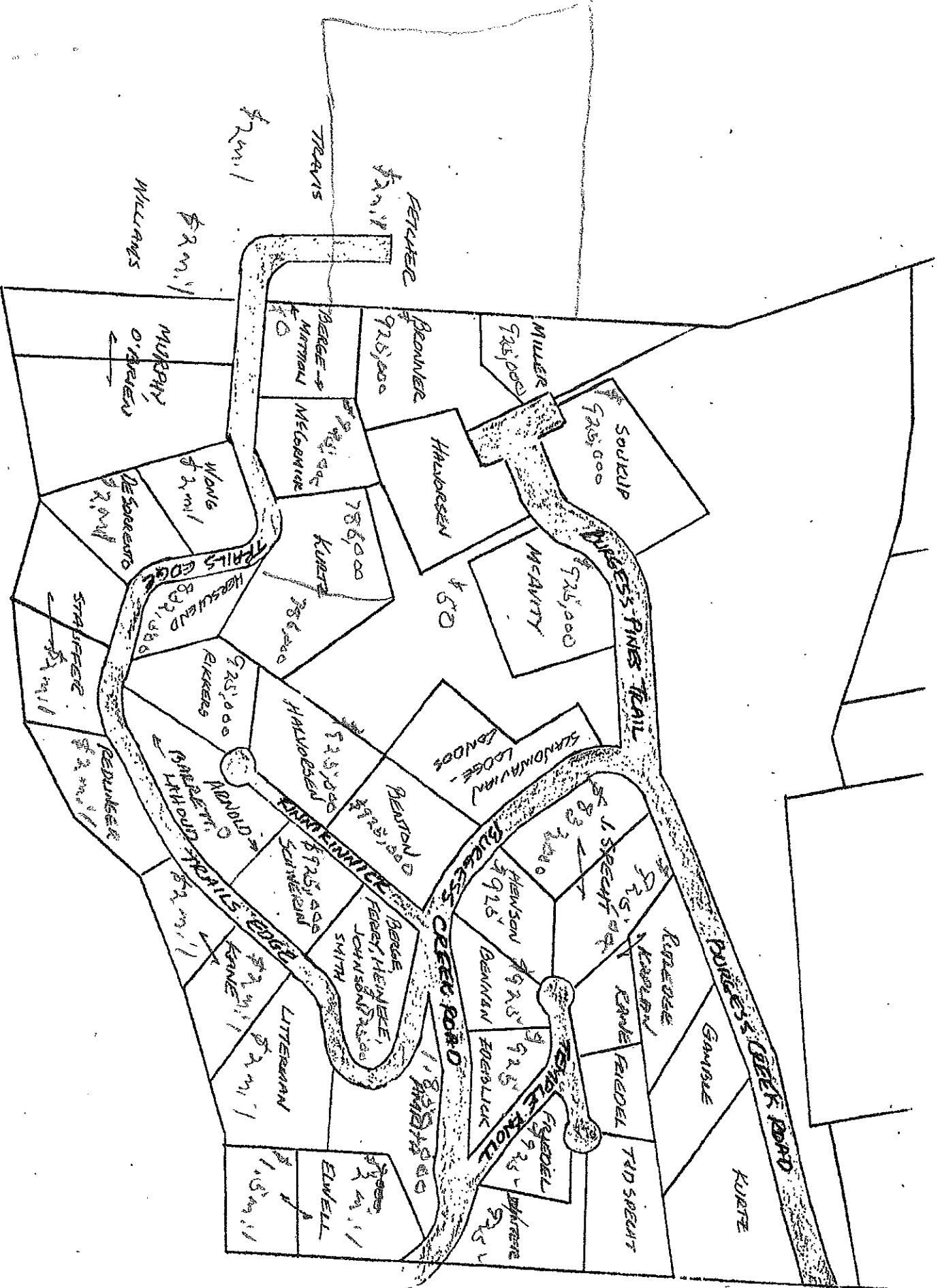
**Our property is not ski-in/ski-out and does not have access to the Ski Area.**

Please consider a revision of the residential land value for our property.

Sincerely,



Jay Fetcher



Williams  
\$2 mi.

\$2 mi.

TRAVIS

Remmer  
\$2 mi.

Miller  
\$25,000

Soukup  
\$25,000

MURPHY  
O'NEIL

Berge  
MATHAI  
McLORNE

KURTZ  
\$78,000

HANSEN

MCARTY  
\$25,000

Watts  
\$2 mi.

DeSoto

Hershey  
\$25,000

RICKERS  
\$25,000

HANSEN

STANDWAIN  
LOOSE

Remmer  
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