

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: 06/17/2019

SCHEDULE NUMBER	REVIEW #	TAX YEAR	TAX AREA	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
R8166599	PR-19-000172	2019	25	PARCEL #: 223600137 LOT 137 SANCTUARY, F.5
PROPERTY OWNER	MATTOX, MICHAEL DAN 1915 ALPINE PLZ C-2 STEAMBOAT SPRINGS, CO 80487			

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:

VACANT – The actual value of the property is based on appropriate consideration of the cost approach, market approach, and income 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. Neither sales nor market data after June 30, 2018, can be considered for the 2019 valuation. However, more research was conducted as to the listing history and list price as of June 2018 to reconcile value against 2019 value. The lower elevation, shape and excavation costs appear to be affecting this lot's marketability in comparison to sales in the relevant time period.

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
Vacant Land		\$425,000	\$361,250
	\$325,000	\$425,000	\$361,250

By: Gary J. Peterson
COUNTY ASSESSOR

06/17/2019
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: \$ 325,000.00

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.)

See Attached

Michael Day Matter
SIGNATURE OF PETITIONER

7-10-19
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.

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

This property is significantly different than all lots in the Sanctuary subdivision for the following reasons:

1. The majority of the lot is unbuildable as it's mostly a rock side cliff
2. Within the building envelope are multiple rock outcroppings and thus significantly more expensive to excavate (estimates are \$100,000 more than the typical lot)
3. The cost of building in general makes this particular lot much less attractive to the consumer based on elevated costs to build.
4. The slope of the building envelope is also a hindrance to the marketability compared to other lots in the area.
5. I purchased the lot in May of 2019 for \$325,000 which is exactly what the previous owner petitioned the Assessor's office to be considered as the real value of the lot.

Thanks for your reconsideration of the property value.

