

2022
ROUTT COUNTY BOARD OF EQUALIZATION
Hearing Date: July 27, 2022 @ 2:30pm

Account#: R4214236 **PIN#:** 142800016

Owner of Record: STEAMBOAT BOULEVARD, LLC

Legal Desc: LOT 16 MOUNTAIN VIEW ESTATES F1

Appraisal Date: June 30, 2020 **Assessment Date:** January 1, 2022

Sales Collection Period: 24 months - from July 1, 2018 thru June 30, 2020

2022 Original Assessor Value: **\$350,000**; Classified as Vacant Land; Denied at 2022 assessor-level appeal. Valuation is not being contested; appeal is for classification only.

Property Type: Vacant Land

Appeal Summary: The subject parcel is a .48-acre vacant lot, adjacent to the Petitioner's residentially improved parcel. Petitioner is appealing the classification assigned to the Subject property for Tax Year 2022 of Vacant Land. Petitioner is requesting the subject property be reclassified as Residential. Petitioner states on their appeal form that the subject parcel meets the statutory definition of Residential Land as containing an essential improvement to the adjacent residentially improved parcel.

The Petitioner's appeal at the assessor-level was denied. The Subject property was inspected via aerials and a drive-by inspection by the Assessor and County Appraiser on June 8th, 2022 in response to the filed protest. The owner (petitioner) was not contacted for this site inspection.

Discussion: During the 2021 Colorado Legislative session, House Bill 21-1061 was introduced and subsequently signed into law by Governor Polis in April of 2021. The change in law taking affect for the next property assessment date of January 1st, 2022. HB21-1061 changed the statutory definition of Residential Land for the purposes of property tax classification, as found in §39-1-102(14.4)(a)(I). The focus of the changes made to the definition involved parcels of land without a residential dwelling. The signed bill is made part of this report as **Exhibit A**. Similar to the old definition, there are three criteria that need to be met for an otherwise vacant parcel to qualify for a residential classification; those three criteria are summarized below:

- a) **Contiguous** - the boundary line of the subject vacant parcel is physically touching the improved residential parcel's boundary line. However, contiguity is not interrupted by an intervening local street, alley, or common element in a common-interest community.
- b) **Common Ownership** – Identical ownership based on the record of title, between the vacant parcel (subject) and improved parcel containing a residence.
- c) **Use** - The parcel without a residence contains a related improvement that is essential to the use of the residential improvement next door. "Related Improvement" is further defined

within the statute to mean a driveway, parking space, or improvement other than a building, or that portion of a building designed for use predominantly as a place of residency.

The biggest change in this statutory definition from the prior version is the criteria of Use, or how the vacant parcel is used in connection with the house parcel. Removed from the statute was the phrase “...used as a unit in conjunction with the [adjacent] residential improvement...” Replaced by item ‘C’ above “a related improvement that is essential” to the adjacent residence. The key word added is the term “**essential**”. This was deliberate as the former phrase for how the parcel is used was very broad in meaning and the supreme court rulings rejected the Property Tax Administrator’s direction to the assessors in the A.R.L. using the terms ‘integral’ and ‘likely to convey together’ as part of the criteria as terms that were simply not a part of the statutory language. Therefore, the word ‘essential’ was purposely chosen to establish an unmistakable high degree of necessity to the use criteria of the related improvement; a use that is active rather than passive in its character or nature. The legislative intent of the “related improvement” language chosen was to be somewhat specific while putting some teeth to the use criteria of a non-dwelling parcel in relation back to the house parcel.

Judgement of the Criteria

Two of the three criteria found in the statutory definition for an otherwise vacant parcel receiving the Residential classification requires a subjective judgement on the part of the assessor’s office. The ownership criteria is very much a factual determination and is based on the assessment date - as of January 1st is the ownership of record identical – with variations allowed by statute for middle initials, and full names vs. shorten names. The Subject is not in dispute on meeting the ownership requirement. The second criteria of contiguous in the case of the subject parcel and the adjacent house parcel is also straight forward as the two parcels touch along a common boundary line, so the criteria of Continuity is clear and conclusive. This leaves the third criteria of a related improvement essential to the house parcel – this criteria is always a judgment call for the assessor’s office; this has not changed from the prior definition and the new definition. It is something highly subjective, and should only be determined on a case-by-case basis. The policy or standard established by the Routt County Assessor as it pertains to the vacant-contiguous parcels for the third criteria of a related improvement essential to the adjoining residence is this:

Does the related improvement solve (or mitigate) an inadequacy or dysfunction of the house parcel? A house without secured access is a dysfunction, and thus the need to control the parcel with the driveway is considered essential is one example. A house or condo without adequate parking available is another; if the only room for a garage or parking is across the alley on another lot, owning and using that second parcel in that capacity solves a dysfunction of the house parcel and therefore would be considered ‘essential’. A house without adequate yard space, and the vacant parcel next door is developed into a functioning landscape to serve as the home’s primary yard space can be looked at as solving an inadequacy of the house parcel and its lack of an appropriate yard area.

The judgment is against the property, not the owner. Example: a house with a 3-car garage is certainly providing adequate parking to a single-family residence. However, a particular owner with a large RV, a ski boat and fishing dory may find this 3-car garage house and its driveway is inadequate for his need or desire to house

his recreational toys and feel the need to have a secondary garage on a second lot, and consider that essential to him owning a residence. The focus of these judgements is on the real estate, not the owner, and what is also typical for that neighborhood or subdivision in regards to judging the property.

Thus the question in these cases to be answered is: Does the related improvement solve (or mitigate) an inadequacy or dysfunction of the house parcel (real estate)? The standard given by the statutory language is ‘essential’. A simple dictionary meaning of that word is *absolutely necessary; indispensable*. The Colorado Supreme Court referenced Merriam-Webster Dictionary in the Hogan case that ‘essential’ means *“of the utmost importance.”* Black’s Law Dictionary (6th edition) definition reads: *“Indispensably necessary; important in the highest degree; requisite. That which is required for the continued existence of a thing.”* The R.C. Assessor’s Office does not focus on the term of absolutely, but does very much look at these cases and the improvements under the terms of “necessary or indispensable” and “of the utmost importance” back to the use of the residentially improved parcel.

Subject Property’s Applicability to the Res Land Definition

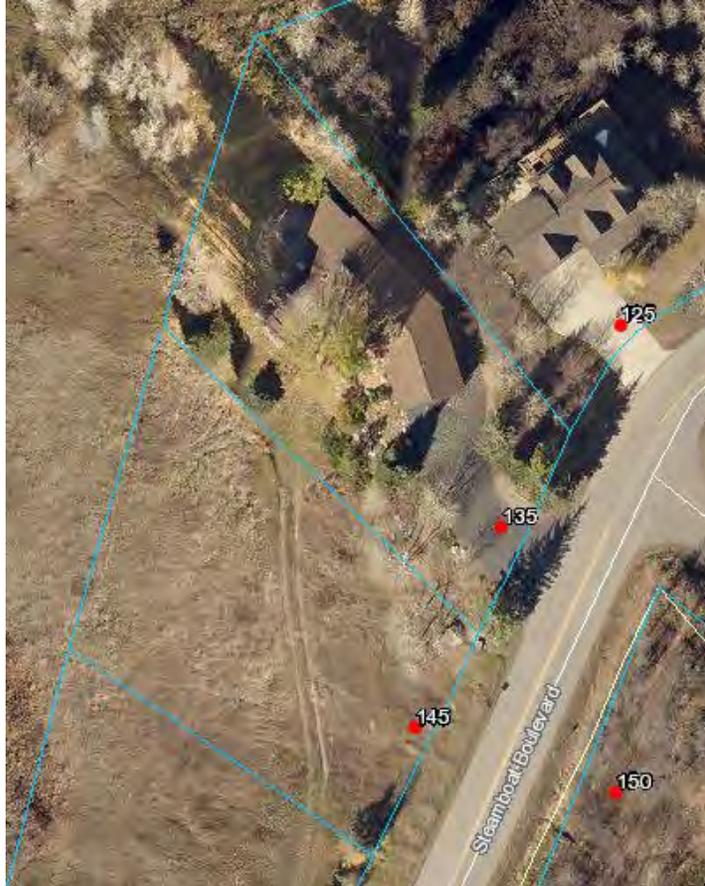
The Subject property is held in common ownership with the Petitioner’s residential improved parcel next door as of the January 1st, 2022 assessment date and the two parcels physically touch. Therefore, the Subject meets the first two criterion of continuity and identical ownership found in the statutory definition.

As to a related improvement found on the Subject property, the assessor’s office in its inspection of the Subject found the following; a 2-track unimproved “driveway” does cut through the Subject, Lot 16, to the back yard of the improved house parcel (Lot 15). The gravel “parking area” referenced by the Petitioner is located on Lot 17 which is also under the same ownership as the Subject and improved parcel. Since the gravel parking area is located on Lot 17 its area of roughly 550sf is irrelevant when discussing the Subject mitigating a dysfunction of the house parcel. The Petitioner states this “driveway” is essential for large truck access for tree removal, roof replacement and other landscaping improvements. Other improvements the Petitioner is claiming are ‘essential’ are six trees located on the Subject which are used as a buffer for light pollution.

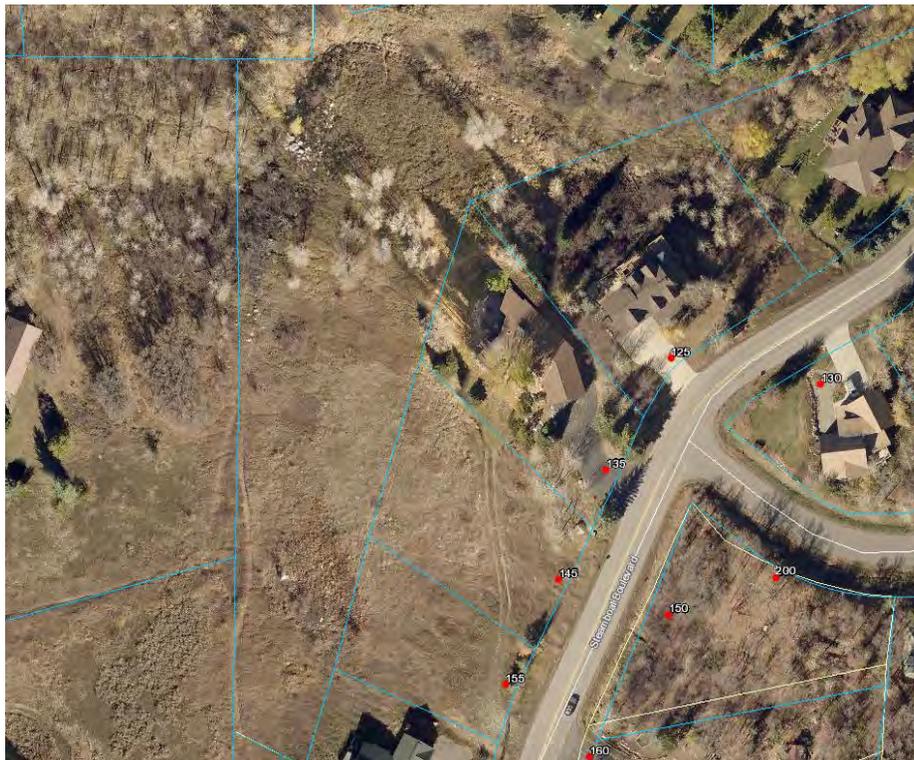
The house parcel is 0.44-acres and contains a 3,492sf house. The house does have a standard two car garage with considerable driveway area. This lot, along with the subject backs up to 2.61 acres of Greenbelt that separates Mountain View Estates Subdivision and Fish Creek Meadows Subdivision.

Aerials along with photos taken during the drive-by viewing of the property on June 8th are shown on the following pages to demonstrate the relationship between the two parcels.

Subject and Improved House Parcel 2016 Aerials



2016 Aerial showing Subject, Improved Parcel and Lot 17 with Surrounding Open Spaces



2016 Aerial showing driveway area of House Parcel

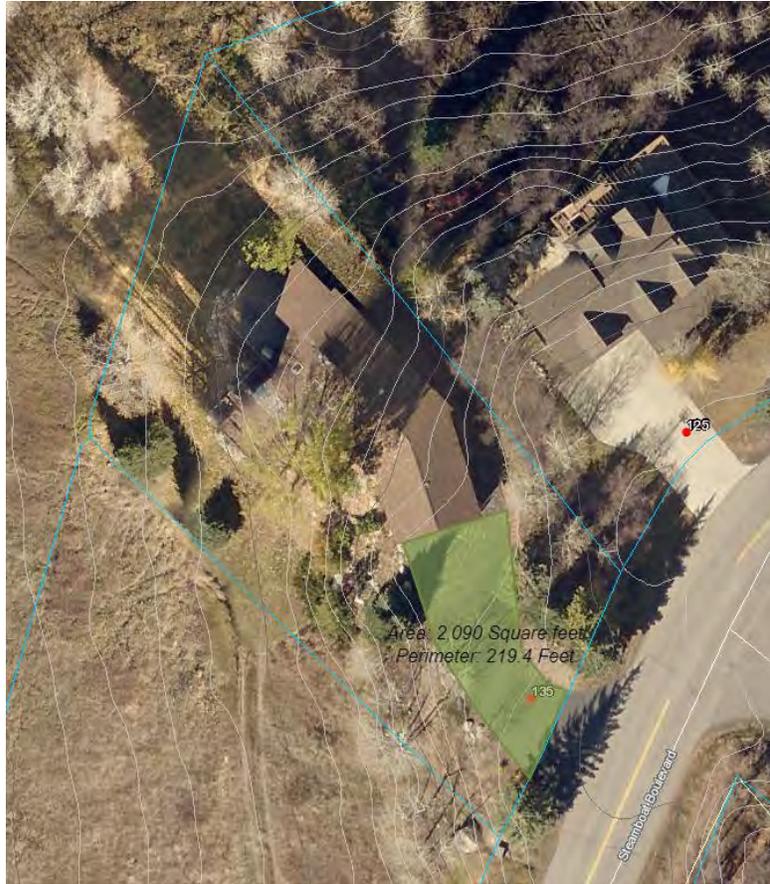


Photo showing view from “parking Area” on Lot 17 across Subject to House Parcel



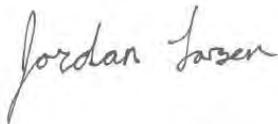
Appraiser’s Conclusion & Recommendation:

The question of judgement in this appeal case is does the Subject parcel have a related improvement that solves or substantially mitigates an inadequacy of the house parcel – or a dysfunction? While the 2-track “driveway” does provide a convenient access to the back of the property it is certainly not essential. Most every property does not have access for a large truck to service the back of their property for tree removal, roof replacement or landscaping. Other methods are often utilized to accomplish such tasks. This “driveway” is also not developed, it is nothing more than an unimproved 2-track trail; The gravel parking area referenced in Petitioner’s letter is located on Lot 17 meaning no additional parking is provided by the Subject, nor would it solve an inadequacy of the house parcel. With a two car garage and over 2,000sf of paved driveway area, the house can accommodate a standard amount of parking. The few trees recently planted and mentioned by the Petitioner as ‘essential’ regarding light pollution mitigation appear to be located on Lot 17 (not under appeal). We do not see this as an essential improvement either.

The Assessor’s Office conclusion is while the Subject parcel does provide a convenient access to the backyard area of the parcel, this secondary access does not meet the standard of essential. If such a secondary access was essential to a home it would be a common occurrence, and certainly not something typical for the neighborhood. The Subject is very much raw land in its natural state.

The Assessor’s Office recommendation is to deny the petitioner’s appeal to reclassify the subject to Residential, while maintaining the current classification of Vacant Land.

Respectfully submitted,



Jordan Larsen,
County Appraiser
Routt County Assessor’s Office



Gary Peterson
Elected Assessor
Certified Residential Appraiser
CR40021518

Exhibit A

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Yellow Highlights are those of the Assessor

HOUSE BILL 21-1061

BY REPRESENTATIVE(S) Gray, Duran, Kennedy, Roberts, Titone;
also SENATOR(S) Hansen, Moreno, Story.

CONCERNING THE DEFINITION OF RESIDENTIAL LAND FOR THE PURPOSE OF
PROPERTY TAX CLASSIFICATION.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 39-1-102, **amend**
(14.4)(a) as follows:

39-1-102. Definitions. As used in articles 1 to 13 of this title 39,
unless the context otherwise requires:

(14.4)(a)(I) "Residential land" means a parcel ~~or contiguous parcels~~
of land ~~under common ownership~~ upon which residential improvements are
located. ~~and that is used as a unit in conjunction with the residential~~
~~improvements located thereon.~~ The term **ALSO** includes: ~~parcels of land in~~
~~a residential subdivision, the exclusive use of which land is established by~~
~~the ownership of such residential improvements.~~

(A) ~~The term includes~~ Land upon which residential improvements

*Capital letters or bold & italic numbers indicate new material added to existing law; dashes
through words or numbers indicate deletions from existing law and such material is not part of
the act.*

Exhibit A

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were destroyed by natural cause after the date of the last assessment as established in section 39-1-104 (10.2);

(B) ~~The term also includes~~ Two acres or less of land on which a residential improvement is located where the improvement is not integral to an agricultural operation conducted on such land; AND

(C) A PARCEL OF LAND WITHOUT A RESIDENTIAL IMPROVEMENT LOCATED THEREON, IF THE PARCEL IS CONTIGUOUS TO A PARCEL OF RESIDENTIAL LAND THAT HAS IDENTICAL OWNERSHIP BASED ON THE RECORD TITLE AND CONTAINS A RELATED IMPROVEMENT THAT IS ESSENTIAL TO THE USE OF THE RESIDENTIAL IMPROVEMENT LOCATED ON THE IDENTICALLY OWNED CONTIGUOUS RESIDENTIAL LAND.

(II) ~~The term~~ "RESIDENTIAL LAND" does not include any portion of the land that is used for any purpose that would cause the land to be otherwise classified, except as provided for in section 39-1-103 (10.5).

(III) AS USED IN THIS SUBSECTION (14.4):

(A) "CONTIGUOUS" MEANS THAT THE PARCELS PHYSICALLY TOUCH; EXCEPT THAT CONTIGUITY IS NOT INTERRUPTED BY AN INTERVENING LOCAL STREET, ALLEY, OR COMMON ELEMENT IN A COMMON-INTEREST COMMUNITY.

(B) "RELATED IMPROVEMENT" MEANS A DRIVEWAY, PARKING SPACE, OR IMPROVEMENT OTHER THAN A BUILDING, OR THAT PORTION OF A BUILDING DESIGNED FOR USE PREDOMINANTLY AS A PLACE OF RESIDENCY BY A PERSON, A FAMILY, OR FAMILIES.

SECTION 2. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly; except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless approved by the people at the general election to be held in

Exhibit A

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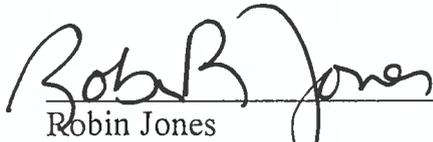
November 2022 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.



Alec Garnett
SPEAKER OF THE HOUSE
OF REPRESENTATIVES



Leroy M. Garcia
PRESIDENT OF
THE SENATE

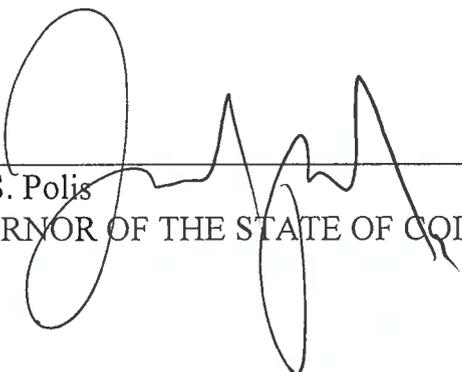


Robin Jones
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES



Cindi L. Markwell
SECRETARY OF
THE SENATE

APPROVED April 27, 2021 at 12:00 pm
(Date and Time)



Jared S. Polis
GOVERNOR OF THE STATE OF COLORADO