

**Routt County Abatement or Refund of Taxes Hearing Form**

Hearing Referee: **Caitlyn McKenzie**

Date: **August 11, 2022**

Time: **1:00pm**

Assessor Schedule #: **R6817842**

PIN#: **141400003**

Tax Year(s): **2021**

Classification: **Commercial**

Property's Situs Address: **1605 and 1607 Shield Drive**

Legal Description: **Lot 3 Moos Subdivision**

Owner of Record: **Shield Drive LLC (Chad Fleischer)**

Present  Not Present

Assessor's Office Representative(s) Present: **Gary Peterson, Assessor. Kevin Krause, Appraiser**

2021 Assessor's Valuation and Classification			
Land Value	\$1,420,800	Classification	Commercial Land
Building Value	\$1,208,390	Classification	Commercial Building
Land Value		Classification	
Building Value		Classification	
<b>Total</b>	<b>\$2,629,190</b>		

Petitioner's Estimate of Value: **\$1,534,000**

Assessor's Recommended Value: **No Change** \$2,629,190

Petitioner's Request of Classification: **Not Contested**

Assessor's Recommended Classification: **No Change - Commercial**

Referee's Statement of Reasoning: See Page 2

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the appeal of the Petitioner(s) to the Routt County Board of Commissioners be:

Uphold Petitioner Value     
  Uphold Assessor Value     
  Other Value  
 Uphold Petitioner Classification     
  Uphold Assessor Classification     
  Other Classification

The Actual Value and Classification of the property is determined to be:

2021 Abatement or Refund of Taxes - Referee Recommendation			
Land Value	1,420,800	Classification	comm land
Building Value	1,208,390	Classification	comm bldg
Land Value		Classification	
Building Value		Classification	
<b>Total</b>	<b>2,629,190</b>		

Hearing Referee Signature: Caitlyn McKenzie

Date: 8/11/22

Board's Decision:  Confirm Referee Recommendation  Other - Reason for Change: \_\_\_\_\_

Board of County Commissioners REVISED Decision			
Land Value		Classification	
Building Value		Classification	
Land Value		Classification	
Building Value		Classification	
<b>Total</b>			

Chairperson of the Board of County Commissioners' Signature: \_\_\_\_\_

Date: \_\_\_\_\_

The ARL states that the property be valued at its Highest and Best Use, as a development parcel, that is vacant. The valuation of a vacant parcel shall use the sales comparison approach. The comparable sales (#1, 2 & 3) set an acceptable range of value, and the subject property's own sale falls within this range. This analysis warrants the valuation of \$2,629,190 set by the Assessor. I, therefore, recommend a denial of the petition.