

July 22, 2019

**ARCHULETA COUNTY  
BOARD OF EQUALIZATION HEARINGS**

The Board of Equalization Hearings were held on July 22, 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 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.

**Parcel #5699-082-03-008 R005322 Owner James E. & Waynette S. Nell**

**Lake Pagosa Park Block: 5 Lot: 38**

The petitioners were not present however, submitted a letter with their testimony. The petitioners were protesting a value of \$266,810 and requested a value of \$233,319. Appraiser/Statistician Tully presented for the Assessor's office. **Commissioner Wadley moved to uphold the Assessor's value of \$266,810 for tax year 2019 for Parcel #5699-082-03-008 owned by James E. & Waynette S. Nell. Commissioner Schaaf seconded the motion and it carried unanimously.**

Chairman Maez recessed the Board of Equalization Hearings at 8:37 a.m.

Chairman Maez reconvened the Board of Equalization Hearings at 8:45 a.m.

Chairman Maez swore in Petitioner Neal Smith and Appraiser Lacy Capre for testimony.

**Parcel #5701-312-02-014 R013378 Owner Neal I. & Nora F. Smith**

**Holiday Acres I Block: 3 Lot: 1**

**Protesting a value of \$193,550 and requesting a value of \$159,450**

Mr. Smith presented his testimony. The petitioners were protesting a value of \$193,550 and requested a value of \$159,450. Appraiser Capre presented testimony for the Assessor's office. **Commissioner Schaaf moved to not uphold the Assessor's value of \$193,550 for tax year 2019 for Parcel #5701-312-02-014 owned by Neal I. & Nora F. Smith and adjusted the value to \$182,500. Commissioner Wadley seconded the motion and it carried unanimously.**

Chairman Maez recessed the Board of Equalization Hearings at 9:23 a.m.

Chairman Maez reconvened the Board of Equalization Hearings at 9:31 a.m.

**Parcel #5699-202-08-038 R010865 Owner Joseph J. Rainer**

**Lakeview Estates Lot: 92**

Petitioner Joseph J. Rainer was not present for testimony. The petitioner was protesting a value of \$296,920 and requested a value of \$270,000. Deputy Assessor Smith presented for the Assessor's office. **Commissioner Wadley moved to uphold the Assessor's value of \$296,920 for tax year 2019 for Parcel #5699-202-08-038 owned by Joseph J. Rainer. Commissioner Schaaf seconded the motion and it carried unanimously.**

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Chairman Maez recessed the Board of Equalization Hearings at 9:38 a.m.

Executive Assistant/Paralegal Mary Helminski advised the next petitioner would not be able to make the hearing and provided written testimony. Chairman Maez reconvened the Board of Equalization Hearings at 9:38 a.m.

**Parcel #5699-164-16-011 R007883 Owner Thomas M. Kisko**  
**Pagosa In The Pines Block: 14 Lot: 11**

The petitioner was not present however, submitted a letter with his testimony. The petitioner was protesting a value of \$370,130 and requested a value of \$328,939. Appraiser/Statistician Tully presented for the Assessor's office. **Commissioner Schaaf moved to uphold the Assessor's value of \$370,130 for tax year 2019 for Parcel #5699-164-16-011 owned by Thomas M. Kisko. Commissioner Wadley seconded the motion and it carried unanimously.**

Chairman Maez recessed the Board of Equalization Hearings at 9:48 a.m.

Chairman Maez reconvened the Board of Equalization Hearings at 10:22 a.m. and swore in Petitioner Shannon Riley and Appraiser Diana Aragon for testimony.

**Parcel #5699-272-05-195 R012032 Owner Brian Riley**  
**Colorado Timber Ridge #4 Lot: 195**

Petitioner Shannon Riley was present for testimony and presented additional information to the Board. Appraiser Aragon presented for the Assessor's office. The petitioner was protesting a value of \$310,310 and requested a value of \$130,000. Discussion took place regarding assessments on vacant land versus with a structure. The petitioner was asked what she believed the total value should be land and structures, she responded with \$270,000. **Commissioner Wadley moved to not uphold the Assessor's value of \$310,310 for tax year 2019 for Parcel #5699-272-05-195 owned by The Riley's and adjusted the value to \$280,000. Commissioner Schaaf seconded the motion and it carried unanimously.**

Chairman Maez recessed the Board of Equalization Hearing at 10:40 a.m.

Chairman Maez reconvened the Board of Equalization Hearings at 11:23 a.m.

Chairman Maez swore in Petitioner Peter Hurley for testimony.

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**Parcel #5579-334-02-002 R000403 Owner Peter Hurley**

**Log Park Block: 2 Lot: 2**

Petitioner Peter Hurley was present for testimony and presented additional information to the Board. The petitioner was protesting a value of \$469,480 and requested a value of \$339,000. Deputy Assessor Natosha Smith presented for the Assessor's office. **Commissioner Schaaf moved to uphold the Assessor's value of \$469,480 for tax year 2019 for Parcel #5579-334-02-002 owned by Peter Hurley. Commissioner Wadley seconded the motion and it carried unanimously.**

With no further Hearings coming before the Board, the Hearings were adjourned at 11:58 a.m.

*Tomi Bliss*

Tomi Bliss

Deputy County Clerk & Recorder

Approved this 6th day of August, 2019.

*Ronnie Maez*

Ronnie Maez, Chairman



**ARCHULETA COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**CALL TO ORDER THE SPECIAL MEETING OF THE COUNTY BOARD OF EQUALIZATION OF JULY 22, 2019 AT 8:30 A.M.**

**BOARD OF EQUALIZATION**

**A. Public Hearings Of The County Board Of Equalization**

The Archuleta County Board of Equalization will hear petitions on valuations for assessments on taxable property for the 2019 tax year. The agenda of petitioners is attached.

Documents:

[CBOE 7-22-19 HEARING AGENDA.PDF](#)

**ADJOURNMENT OF THE SPECIAL CBOE MEETING**

All meetings to be held in the Archuleta County Administration Offices  
398 Lewis Street, unless otherwise stated.  
All Regular and Special BoCC Meetings are recorded.



## COUNTY BOARD OF EQUALIZATION AGENDA

Monday, July 22, 2019

Location:

**COUNTY ADMINISTRATION BUILDING, COMMISSIONER'S MEETING ROOM  
398 LEWIS STREET, PAGOSA SPRINGS, CO 81147**

Time	Name	Schedule #	Parcel #
8:30 A.M.	NELL, JAMES E & WAYNETTE S	R005322	569908203008
9:00 A.M.	SMITH, NEAL I & NORA F	R013378	570131202014
9:30 A.M.	RAINER, JOSEPH J	R010865	569920208038
10:00 A.M.	KISKO, THOMAS M	R007883	569916416011
10:30 A.M.	RILEY, BRIAN	R012032	569927205195
11:00 A.M.			
11:30 A.M.	HURLEY, PETER	R000403	557933402002
1:00 P.M.			
1:30 P.M.			
2:00 P.M.			
2:30 P.M.			
3:00 P.M.			
3:30 P.M.			
4:00 P.M.			