

**ARCHULETA COUNTY PROCEEDINGS
BOARD OF COUNTY COMMISSIONERS**

The Archuleta County Board of County Commissioners, sitting as the County Board of Equalization held a Special Meeting to hear petitions on valuations for assessments on taxable property in Archuleta County on July 27, 2023, with County Commissioners Ronnie Maez, Veronica Medina and Warren Brown, County Attorney Todd Weaver, County Assessor Johanna Tully-Elliott and County Clerk & Recorder Kristy Archuleta present.

Chairman Maez called the Special Meeting to order at 8:30 a.m.

Chairman Maez asked everyone to turn off or silence their cell phones.

Tess Alan, R009010, Parcel #569918104040, Lake Forest Estates

Tess Alan, Owner, was requesting a value of \$101,517. The Assessor's value was \$621,000. **Commissioner Medina moved to not uphold the Assessor's value of \$417,430 for tax year 2023 for Parcel #569918104040 owned by Tess Alan adjusted to \$184,267. Commissioner Brown seconded the motion and it carried unanimously.**

Jarrett & Denise Chaney, R009210, Parcel #569918309001, Lake Forest Estates

Jarrett, Chaney, Owner, was not present. The Assessor's value was \$594,930. **Commissioner Brown moved to uphold the Assessor's value of \$594,930 for tax year 2023 for Parcel #569918309001 owned by Jarrett & Denise Chaney. Commissioner Medina seconded the motion and it carried unanimously.**

Pedro Gomez, Co-Trustee, R009124, Parcel #569918207011, Lake Forest Estates

Pedro Gomes, Co-Trustee, was not present. The Assessor's value was \$687,592. **Commissioner Medina moved to uphold the Assessor's value of \$687,592 for tax year 2023 for Parcel #569918207011 owned by Gomez Pedro, Co-Trustee. Commissioner Brown seconded the motion and it carried unanimously.**

Merlin Wheeler, R009151, Parcel #569918305029, Lake Forest Estates

Merlin Wheeler, Owner, was requesting a value of \$429,000. The Assessor's value was \$608,220. **Commissioner Medina moved to not uphold the Assessor's value of \$608,220 for tax year 2023 for Parcel #569918305029 owned by Merlin Wheeler adjust to \$514,689. The motion died for a lack of a second. Commissioner Brown moved to uphold the Assessor's value of \$608,220 for tax year 2023 for Parcel #569918305029 owned by Merlin Wheeler. Commissioner Maez seconded the motion and it carried with Commissioners Brown and Maez voting Aye and Commissioner Medina voting Nay.**

Charles Stuart Rutan, R009692, Parcel #569919207002, Lake Forest Estates

Charles Stuart Rutan, Owner, was requesting a value of \$571,000. The Assessor's value was \$809,051. **Commissioner Medina moved to not uphold the Assessor's value of \$809,051 for tax year 2023 for Parcel #569919207002 owned by Charles Stuart Rutan adjusted to \$607,807. The motion died for a lack of a second. Commissioner Brown moved to uphold**

the Assessor's value of \$809,051 for tax year 2023 for Parcel #569919207002 owned by Charles Stuart Rutan. Commissioner Maez seconded the motion and it carried with Commissioners Brown and Maez voting Aye and Commissioner Medina voting Nay.

Susan Jane Copenheaver, R011426, Parcel #569921224002, Pinon Condos

Susan Jane Copenheaver, Owner, was requesting a value of \$250,000. The Assessor's value was \$298,150. Commissioner Medina moved to not uphold the Assessor's value of \$298,150 for tax year 2023 for Parcel #569921224002 owned by Susan Jane Copenheaver adjust to \$250,000. Commissioner Brown seconded the motion and it carried unanimously.

Robert Kandray, R010529, Parcel #569920141003, Westwind Condo

Carrie Kandray, Owner, was requesting a value of \$282,000. The Assessor's value was \$306,390. Commissioner Medina moved to not uphold the Assessor's value of \$306,390 for tax year 2023 for Parcel #569920141003 owned by Robert Kandray adjust to \$282,000. Commissioner Maez seconded the motion if the amount was changed to \$282,390. The motion carried with Commissioners Medina and Maez voting Aye and Commissioner Brown voting Nay.

Chairman Maez recessed the Special Meeting at 10:14 a.m.

Chairman Maez reconvened the Special Meeting at 1:00 p.m.

Ruthanne Poppy Borland, R005607, Parcel #569908310030, Lake Pagosa Park

Ruthanne Poppy Borland, Owner, was requesting a value of \$749,921. The Assessor's value was \$982,000. Commissioner Brown moved to uphold the Assessor's value of \$982,000 for tax year 2023 for Parcel #569908310030 owned by Ruthanne Poppy Borland. Commissioner Maez seconded the motion and it carried with Commissioners Brown and Maez voting Aye and Commissioner Medina voting Nay.

Ruthanne Poppy Borland, R009932, Parcel #569919316006, Pagosa Vista

Ruthanne Poppy Borland, Owner, was requesting a value of \$151,392. The Assessor's value was \$234,950. Commissioner Brown moved to uphold the Assessor's value of \$234,950 for tax year 2023 for Parcel #569919316006 owned by Ruthanne Poppy Borland. Commissioner Medina seconded the motion and it carried unanimously.

Patrick L. Beaulieu, R005756, Parcel #569908419012, Lake Pagosa Park

Patrick L. Beaulieu, Owner, was not present. The Assessor's value was \$1,172,290. Commissioner Brown moved to uphold the Assessor's value of \$1,172,290 for tax year 2023 for Parcel #569908419012 owned by Patrick L. Beaulieu. Commissioner Medina seconded the motion and it carried unanimously.

Larry G. Allen, R007928, Parcel #569916417047, Pagosa in the Pines

Larry G. Allen, Owner, was requesting a value of \$280,000. The Assessor's value was \$336,275. Commissioner Brown moved to uphold the Assessor's value of \$336,275 for tax year 2023 for Parcel #569916417047 owned by Larry G. Allen. Commissioner Medina seconded the motion and it carried unanimously.

James R.J. Strickler, R007621, Parcel #569916311007, Pagosa in the Pines

James R.J. Strickler, Owner, was requesting a value of \$575,000. The Assessor's value was \$830,340. **Commissioner Medina moved to not uphold the Assessor's value of \$830,340 for tax year 2023 for Parcel #569916311007 owned by James R.J. Strickler adjusted to \$790,350. Motion died for a lack of a second. Commissioner Brown moved to uphold the Assessor's value of \$830,340 for tax year 2023 for Parcel #569916311007 owned by James R.J. Strickler. Commissioner Maez seconded the motion and it carried with Commissioners Brown and Maez voting Aye and Commissioner Medina voting Nay.**

Morris & Evelyn Tanner, R011356, Parcel #569921208003, Pagosa Lodge Condos

Evelyn Tanner, Owner, was not present. The Assessor's value was \$412,750. **Commissioner Medina moved to uphold the CBOE value of \$381,665 for tax year 2023 for Parcel #569921208003 owned by Morris & Evelyn Tanner. Commissioner seconded the motion and it carried unanimously.**

Laura Anne Brooks, R011434, Parcel #569921224010, Pinon Condos

Laura Anne Brooks, Owner, was requesting a value of \$230,000. The Assessor's value was \$298,150. **Commissioner Brown moved to not uphold the Assessor's value of \$298,150 for tax year 2023 for Parcel #569921224010 owned by Laura Anne Brooks adjusted to \$250,000. Commissioner Medina seconded the motion and it carried unanimously.**

Chairman Maez recessed the Special Meeting at 2:57 p.m.

Chairman Maez reconvened the Special Meeting at 3:01 p.m.

Stipulations #1

Mary Helminski, Executive Assistant/Paralegal, read the Stipulations for the record.

Name	Parcel #	Subdivision	Stipulated Value
Cusack Revocable Trust	569920431005	Pagosa Lakes Ranch	\$1,300,000
Gary Brown	569312203006	Aspen Springs 4	\$21,870
Carolyn Marie Owens	558326403008	Pagosa Highlands Estates	\$557,280
Dale & Juanita Crumpton	569929101006	Meadows	\$895,000
Henry A. Daniel	569917322072	North Village Lake	\$762,059
Bobby D. Frederickson	588707100088	Echo Canyon Ranch	\$1,817,840
James Lutomski	589316203124	Aspen Springs 6	\$332,600
Brian S. Horton	569315302114	Aspen Springs 5	\$448,060
Marybeth Snyder	558336201004	Lake Hatcher Park	\$62,000
Grant Bowen	569930202033	Pagosa Trails	\$20,000
Herbert Grover	588728202049	Rio Blanco Subdivision A	\$735,000
Joseph Jordan	557921402050	San Juan River Resort	\$1,057,000
Karina Silver	570133200074	Rural	\$548,890
CJKM Hutcherson Family Trust	569929203001	Meadows	\$801,120
CJKM Hutcherson Family Trust	569929203004	Meadows	\$786,310
Bruce Ellis	569927304158	Colorado Timber Ridge	\$1,145,000
Leslie Smith	569908203007	Lake Pagosa Park	\$435,890
Leroy Revocable Trust	558336203006	Lake Hatcher Park	\$37,000
Emmett Summers	569928230010	Colorado Timber Ridge	\$1,886,000
Jack A. Abels	569929304021	Meadows	\$112,080
Jack A. Abels	569929402027	Meadows	\$130,000
Greg McGrew	569907210108	Martinez Mountain Estates 2	\$620,000
Deason & Branch Partnership LLP	569914420003	Pine Crest TPS	\$374,510
Peter & Janna Belau	569908310028	Pagosa Meadows 4	\$152,821
Peter & Janna Belau	569933402022	Pagosa Meadows 4	\$152,821
Viking Real Estate Investment LLC	558325307035	Pagosa Highlands Estates	\$35,000
Kent E. Jennings	588717401013	Loma Linda 5	\$771,930

**Commissioner Brown moved to accept the stipulated values as read into record.
Commissioner Medina seconded the motion and it carried unanimously.**

Commissioner Comments

There were none.

With no further business coming before the Board, the meeting adjourned at 3:11 p.m.

Approved this 15th day of August 2023.

Kristy Archuleta
Archuleta County Clerk & Recorder

Ronnie Maez, Chairman

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