

**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 August 03, 2023 with County Commissioners Ronnie Maez, Veronica Medina and Warren Brown, County Attorney Todd Weaver, Deputy County Assessor Wendy Sams and County Clerk & Recorder Kristy Archuleta present.

Chairman Maez called the Special Meeting to order at 8:30 a.m. with the Pledge of Allegiance.

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

**Robert & Kay Myers, R002956, Parcel #569302409039, Aspen Springs 2**

Robert Myers, Owner, was not present. The Assessor's value was \$423,910. **Commissioner Medina moved to uphold the Assessor's value of \$423,910 for tax year 2023 for Parcel #569302409039 owned by Robert & Kay Myers. Commissioner Brown seconded the motion and it carried unanimously.**

**Arthur E. Hagen, R009283, Parcel #569918311009, Lake Forest Estates**

Arthur E. Hagen, Owner, was not present. The Assessor's value was \$128,330. **Commissioner Brown moved to uphold the Assessor's value of \$128,330 for tax year 2023 for Parcel #569918311009 owned by Arthur E. Hagen. Commissioner Medina seconded the motion and it carried unanimously.**

**Debra R. Zenz, R005860, Parcel #569908425015, Lake Pagosa Village Condo**

Debra R. Zenz, Owner, was requesting a value of \$225,000. The Assessor's value was \$342,200. **Commissioner Brown moved to not uphold the Assessor's value of \$342,200 for tax year 2023 for Parcel #569908425015 owned by Debra R. Zenz and to adjust the value to \$336,730. Commissioner Medina asked the motion be amended to \$325,000 and would second. Commissioner Brown amended his motion to \$325,000 and the motion carried unanimously.**

Chairman Maez noted Deputy Assessor's Natosha Smith and Justin Griffin were present.

**Charla F. Little, R013844, Parcel #588708402005, Loma Linda 4**

Charla F. Little, Owner, was not present. The Assessor's value was \$165,480. **Commissioner Medina moved to uphold the Assessor's value of \$165,480 for tax year 2023 for Parcel #588708402005 owned by Charla F. Little. Commissioner Brown seconded the motion and it carried unanimously.**

**Teal Circle, LLC, R009510, Parcel #569919138011, Mallard Point Estates**

Teal Circle, LLC, was not present. The Assessor's value was \$721,100. **Commissioner Brown moved to uphold the Assessor's value of \$721,100 for tax year 2023 for Parcel #569919138011 owned by Teal Circle, LLC. Commissioner Medina seconded the motion and it carried unanimously.**

**JJABS, LLC, R016450, Parcel #596532104005, San Juan River Estates**

Jason Sal, Agent, was requesting a value of \$170,940. The Assessor's value was \$207,560. **Commissioner Brown moved to uphold the Assessor's value of \$207,560 for tax year 2023 for Parcel #596532104005 owned by JJABS, LLC. Commissioner Medina seconded the motion and it carried unanimously.**

**Edward Feragen, R009608, Parcel #569919202021, Walters Minor Impact**

Edward Feragen, Owner, was requesting a value of \$650,000. The Assessor's value was \$757,500. **Commissioner Medina moved to uphold the CBOE value of \$757,500 for tax year 2023 for Parcel #569919202021 owned by Edward Feragen and adjust to \$711,436. Commissioner Brown seconded the motion and it carried unanimously.**

Chairman Maez recessed the Special Meeting at 10:08 a.m.

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

**Gerard & Mary Bensberg, R003489, Parcel #569312101061, Aspen Springs 3**

Gerald Bensberg, Owner, was not present. The Assessor's value was \$319,590. **Commissioner Medina moved to uphold the CBOE value of \$305,180 for tax year 2023 for Parcel #569312101061 owned by Gerald & Mary Bensberg. Commissioner Brown seconded the motion and it carried unanimously.**

**Dennis Sibley, R012149, Parcel #569928332078, Colorado Timber Ridge 2**

Dennis Sibley, Owner, was not present. The Assessor's value was \$1,859,450. **Commissioner Brown moved to uphold the Assessor's value of \$1,859,450 for tax year 2023 for Parcel #569928332078 owned by Dennis Sibley. Commissioner Medina seconded the motion and it carried unanimously.**

**Salvador G. Velasquez, R008422, Parcel #569917322056, North Lake Village**

Salvador G. Velasquez, Owner, was requesting a value of \$625,908. The Assessor's value was \$959,670. **Commissioner Brown moved to uphold the Assessor's value of \$959,670 for tax year 2023 for Parcel #569917322056 owned by Salvador G. Velasquez. Commissioner Maez seconded the motion and it carried with Commissioners Brown and Maez voting Aye and Commissioner Medina voting Nay.**

**Darcy Freeman, R011692, Parcel #569923309017, Pagosa Alpha**

Darcy Freeman, Owner, was requesting a value of \$92,440.15. The Assessor's value was \$134,690. **Commissioner Brown moved to uphold the Assessor's value of \$134,690 for tax year 2023 for Parcel #569923309017 owned by Darcy Freeman. Commissioner Medina seconded the motion and it carried unanimously.**

**CJAC Family Properties LTD, R012762, Parcel #569933302032, Pagosa Meadows 4**

CJAC Family Properties, LTD, was not present. The Assessor's value was \$1,772,680. **Commissioner Medina moved to uphold the Assessor's value of \$1,772,680 for tax year 2023**

for Parcel #569933302032 owned by CJAC Family Properties, LTD. Commissioner Brown seconded the motion and it carried unanimously.

**George J. Miel, R012751, Parcel #569933202056, Pagosa Meadows 4**

George J. Miel, Owner, was requesting a value of \$400,000+. The Assessor's value was \$725,020.

Commissioner Brown moved to uphold the CBOE value of \$661,220 for tax year 2023 for Parcel #569933202056 owned by George J. Miel. Commissioner Medina seconded the motion and it carried unanimously.

**Verdun E. Rahal, R011404, Parcel #569921219004, Pagosa Pines Condos**

Verdun E. Rahal, Owner, was not present. The Assessor's value was \$446,600. Commissioner Medina moved to uphold the CBOE value of \$443,556 for tax year 2023 for Parcel #569921219004 owned by Verdun E. Rahal. Commissioner seconded the motion and it carried unanimously.

**Andrew Z. Krieg, R007142, Parcel #569915208001, Piedra Estates**

Diane & Andrew Krieg, Owner, were requesting a value of \$861,000. The Assessor's value was \$1,147,830. Commissioner Brown moved to not uphold the CBOE value of \$1,507,650 for tax year 2023 for Parcel #569915208001 owned by Andrew Z. Krieg and adjust to \$1,147,830. Commissioner Medina seconded the motion and it carried unanimously.

**Stipulations #3**

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

Name	Parcel #	Subdivision	Stipulated Value
Maguire/Schaefer Residence Trust	569913106023	Point View TPS	\$443,070
Daniel Detlefsen	588936400020	Rural	\$120,410
JLT #PS96	569303200032	Rural	\$1,060,660
Burton Warren Adams	569501102025	Martinez Mountain Estates	\$710,420
Michael J. Carey	569302304008	Aspen Springs 2	\$375,000
Minna Carey	569524404045	Pagosa Trails	\$9,000
Michael J. Carey	569524404031	Pagosa Trails	\$9,000
Jeffrey B. Lokey	597105405006	Alr Alp Mead 2	\$1,300,000
Albert & Allison Wiley	58873240004	Rural	\$554,262
Albert & Allison Wiley	588732400007	Rural	\$160,000
Albert & Allison Wiley	588732400005	Rural	\$125,000
Steven Nelson	588705300001	Rural	\$360,000
Monroe J Investments LLC	569920214003	Lakewood Village	\$715,000
Jody & Vanessa Morris	589315404076	Aspen Springs 5	\$324,370
Ellynn Ragone	569920210009	Lakewood Village	\$509,000
Marcia Leeper 2007 Trust	569908311025	Lake Pagosa Park	\$500,000
George Kenneth Brown	570131409001	Echo Lake Estates	\$650,000
Leon & Joan Kelley	570101401001	High West	\$59,230
Christopher & Kimberly Hutcherson	569916415012	Pagosa in the Pines	\$38,000
Christopher & Kimberly Hutcherson	569919318040	Pagosa Vista	\$7,300
Faye Winters	569919318039	Pagosa Vista	\$7,300
Winter-Tamkin Trust	588729402020	Rio Blanco Valley 2	\$19,790
Tamara Parker	589324101013	Friendly Forest	\$65,000
Tamara Parker	589313412027	Oak Hill Ranches	\$710,000
Colton & Saber Hutcherson	569919314019	Pagosa Vista	\$235,000
David Walker Revocable Trust	589309408011	Aspen Springs 6	\$249,800
Chad Fletcher	569928130071	Colorado Timber Ridge 1	\$811,800
Blair Jackson	570131100033	Rural	\$258,390
Susan M. Jackson	570131100032	Rural	\$325,000
Bigler Family Trust	588705300011	Rural	\$530,000
Charley S. Dufossat	570121100023	Rural	\$711,800
Charles & Margaret Soniat	570121100022	Rural	\$325,000
Riley Revocable Trust	616322100019	Rural	\$5,040
Mashburn Family Trust	569917221013	North Village Lake	\$630,595
Daniel Antone Stephens	569919139002	Mallard Point Estates	\$408,000
Gerard & Rebecca Henken Trust	589110203046	Pagosa Meadows 4	\$727,470
Donald O. Heitkamp	569908205004	Lake Pagosa Park	\$550,000
James P. Rizk	558326401004	Pagosa Highlands Estates	\$55,000
James P. Rizk	558326401032	Pagosa Highlands Estates	\$712,000

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

**Commissioner Brown moved to approve the 2023 stipulations #3 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 3:23 p.m.

\_\_\_\_\_ Approved this 15<sup>th</sup> day of August 2023.

Kristy Archuleta  
Archuleta County Clerk & Recorder

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Ronnie Maez, Chairman

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