

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KATHERINE J. REID,</p> <p>v.</p> <p>Respondent:</p> <p>ADAMS COUNTY BOARD OF EQUALIZATION.</p>	<p>Docket No.: 44020</p>
<p>ORDER</p>	

THIS MATTER was heard by the Board of Assessment Appeals on October 19, 2005, Debra Baumbach, Diane DeVries and Lyle D. Hansen presiding. Petitioner appeared pro se. Respondent was represented by Douglas K. Edelstein, Esq.. Petitioner is protesting the 2004 actual value of the subject property.

PROPERTY DESCRIPTION:

Subject property is described as follows:

**745 4th Street, Bennett, Colorado
Adams County Schedule No. 0181527214009**

The subject property is a 1,188 square foot average quality modular home built in 1995. The residence has four bedrooms, two bathrooms, a full unfinished basement, and a 576 square foot detached garage.

FINDINGS OF FACT:

1. Based on the market approach, Petitioner presented an indicated value of \$154,000.00 for the subject property.
2. Petitioner presented three comparable sales ranging in sales price from \$125,000.00 to \$142,000.00 and in size from 1,152 to 1,210 square feet. No adjustments were made to Petitioner’s comparable sales.

3. Petitioner contends that the value of the subject property is negatively affected by problems with the sewer system in her neighborhood, Bennett's drug trafficking problem, limited town amenities, and numerous rental properties.

4. Petitioner is requesting a 2004 actual value of \$154,000.00 for the subject property.

5. Respondent presented an indicated value of \$169,120.00 for the subject property based on the market approach.

6. Respondent presented three comparable sales ranging in sales price from \$146,000.00 to \$179,900.00 and in size from 1,152 to 1,320 square feet. After adjustments for time, square footage, and basement finish, the sales ranged from \$140,254.00 to \$183,597.00. Two of Respondent's comparable sales were built on-site and one is a modular home. All of Respondent's comparable sales are similar to the subject in location and building quality.

7. Respondent assigned an actual value of \$169,120.00 to the subject property for tax year 2004.

CONCLUSIONS OF LAW:

1. Respondent presented sufficient probative evidence and testimony to prove that the subject property was correctly valued for tax year 2004.

ORDER:

The petition is denied.

APPEAL:

Petitioner may petition the Court of Appeals for judicial review within 45 days from the date of this decision.

If Respondent alleges procedural errors or errors of law by this Board, Respondent may petition the Court of Appeals for judicial review within 30 days from the date of this decision.

DATED and MAILED this 28th day of October 2005.

BOARD OF ASSESSMENT APPEALS

Debra A. Baumbach
Debra A. Baumbach

Diane M. DeVries
Diane M. DeVries

Lyle D. Hansen
Lyle D. Hansen

This decision was put on the record

OCT 27 2005

I hereby certify that this is a true
and correct copy of the decision of
the Board of Assessment Appeals.

Penny S. Lowenthal
Penny S. Lowenthal

