

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71522
Petitioner: G. BRUCE & KELLY K. CHILCOTT v. Respondent: MONTEZUMA COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:
 County Schedule No.: 5605-204-00-006
 Category: Valuation/Protest Appeal Property Type: Agricultural
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$405,198
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

The Montezuma County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 20th day of April 2018.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

Debra A. Baumbach

Debra A. Baumbach

Christine Fontenot

Christine Fontenot



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2018 APR 10 AM 9:26

NOTICE OF STIPULATION

SCHEDULE NO. 5605-204-00-006

DOCKET NO. 71522

Petitioner(s):

Tax Year(s): 2017

G. BRUCE & KELLY K. CHILCOTT

V.

Respondent:

MONTEZUMA COUNTY BOARD OF EQUALIZATION

The Parties in the above captioned matter have agreed on a reduced value from \$607,729 to \$ 405,198. The petitioner hereby requests that the hearing set for June, 26, 2018 at 8:30 AM Mountain time be canceled.

Petitioner

 Kelly K Chilcott

G Bruce & Kelly K Chilcott

Exhibit A: Montezuma County Assessor

Exhibit B: Leslie Bugg E-Mail March 22,2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THIS DOCUMENT WAS MAILED, FAXED, OR HAND DELIVERED TO THE MONTEZUMA COUNTY BOARD OF EQUALIZATION.

 Kelly K Chilcott

Signature: G. Bruce & Kelly K. Chilcott



Property Record Card

Montezuma Assessor

CHILCOTT, G. BRUCE & KELLY K.

Account: R004629

Parcel: 5605-204-00-006

10300 ROAD 40.9
MANCOS, CO 81328

Tax Area: 62040 - DISTRICT 62040
Acres: 37.270

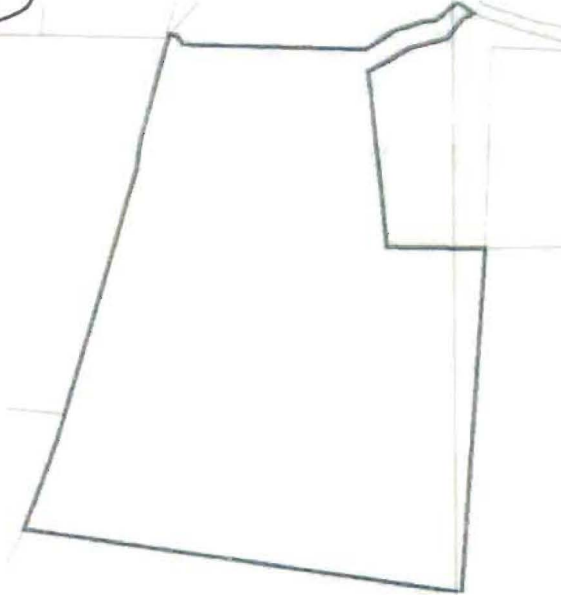
Situs Address:
10300 ROAD 40.9
MANCOS, 81328

Value Summary

Legal Description

Value By:	Market	Override
Land (1)	\$18,597	N/A
Land (2)	\$2,828	N/A
Residential (1)	\$362,431	N/A
XFOB (1)	\$2,153	N/A
Commercial/Ag (1)	\$19,189	N/A
Total	\$405,198	\$405,198

Quarter: SE/4 Section: 20 Township: 36 Range: 13 S: 20 T: 36 R: 13
TR SE1/4 37.27AC



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
551472	09/07/2007	QCJT	QV	Y	\$775,000	52.28	\$775,000	52.28	\$775,000	52.28
515283	07/25/2003	WD_	QI	Y	\$475,000	85.30	\$475,000	85.30	\$475,000	85.30
496305	06/15/2001	WDJ_	QI	Y	\$190,000	213.26	\$190,000	213.26	\$190,000	213.26

Land Occurrence 1

Property Code	4117 - AGRICULTURAL LAND	Measure By	Acres				
Acres	23.13	SQFT	1007542.8				
Units	0	Land Code	400006A - FLOOD IRR IIIA				
Agriculture Type	6.IIIA	Sewer Type	0 - UNKNOWN				
SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
ACRES	23.13						

Bruce Chilcott

From: Leslie Bugg <LBUGG@co.montezuma.co.us>
Sent: Thursday, March 22, 2018 11:04 AM
To: bruce@brucechilcottcpa.com
Subject: Property Profile
Attachments: Scan0156.pdf

Mr. Chilcott,

Please see the attached Property Profile of your property located at 10300 Road 40.9 Mancos Colorado.

The value on the profile reflects the conversation you and I had in February of 2018.

This value was in effect for the 2017 tax roll.

If you have any further questions or concerns, please contact me at 970-564-2706.

Thanks,

Leslie Bugg
Montezuma County Assessor
140 W. Main Street, Suite 3
Cortez, CO 81321
970-565-3428