

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75529
Petitioner: TOM ROTH & GINA ROTH v. Respondent: ELBERT 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.: R117045
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$670,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 21st day of April 2020.

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

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 75529
Single County Schedule Number: R117045

STIPULATION (As to Tax Year 2019 Actual Value)

Tom Roth and Gina Roth

Petitioner,

vs.

Elbert COUNTY BOARD OF EQUALIZATION,

Respondent.

2020 MAR 18 PM 1:43
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2019 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

Situs Address: 3001 Coal Creek St, Parker, CO 80138

Legal: Elkhorn Ranch Lot 147

2. The subject property is classified as Residential (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2019:

Land	\$	145,000.00
Improvements	\$	685,200.00
Total	\$	<u>830,200.00</u>

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$	145,000.00
Improvements	\$	667,000.00
Total	\$	<u>812,000.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Land	\$	<u>145,000</u>	.00
Improvements	\$	<u>525,000</u>	.00
Total	\$	<u>670,000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2019.

7. Brief narrative as to why the reduction was made:
Please see attached narrative provided by Chief Appraiser,
Zachary Trester

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 26, 2020 (date) at 8:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 17 day of March, 2020.

Tom Roth Roth
Petitioner(s) or Agent or Attorney

Bart Greer #41209
County Attorney for Respondent,
Board of Equalization

Address:
Tom Roth & Gina Roth
3001 Coal Creek St
Parker, CO 80138

Address:
Bart Greer, County Atty #41209
215 Comanche St. PO Box 7
Kiowa, CO 80117

Telephone: 303-693-9482

Telephone: 303-621-3143

Susan Murphy
County Assessor

Address:
Susan Murphy, Assessor
221 Comanche St, PO Box 26
Kiowa, CO 80117

Telephone: 303-621-3101

Docket Number 75529

Brief Narrative describing reason for reduction and vacating hearing for Docket 75529

There is a large range in sales prices of the 10 ranch style homes that sold within the 2019 study period in the Elkhorn subdivision. (616,000 to 800,000) It was also brought to the Assessors attention that there was some differed maintenance regarding the subject residence and detached garage. Comparables supplied by the petitioner had Time Adjusted Sale prices around 650,000 however the comparables were newer than the subject property and did not have similar 1,200sqft detached garages like the subject property. Comparables provided by the Assessor's office had Time Adjusted Sale prices around 830,000. These comparables did included homes like the subject property regarding year built, size, and large garage square footages however the comparables had finished basements unlike the subject property. Without physical inspections of the interior of the subject property and comparables, it is difficult to identify and quantify said variances, it is the recommendation to stipulate on the most appropriate amount of 670,000.