

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>JUDY C. GRANT</b></p> <p>v.</p> <p>Respondent:</p> <p><b>PARK COUNTY BOARD OF EQUALIZATION</b></p>	<p><b>Docket No.: 45402</b></p>
<p><b>ORDER</b></p>	

**THIS MATTER** was heard by the Board of Assessment Appeals on August 11, 2006, Karen E. Hart and Steffen A. Brown presiding. Petitioner appeared pro se. Respondent was represented by Stephen Groome, Esq. Petitioner is protesting the 2005 actual value of the subject property.

**PROPERTY DESCRIPTION:**

Subject property is described as follows:

**467 Ridge Road, Bailey, Colorado  
Park County Schedule No. R0018646**

The subject property, located in Friendship Ranch, is a 1.8-acre parcel of vacant land with a residential classification.

**FINDINGS OF FACT:**

1. Petitioner believes that she owns the water well located on the subject property and that the adjoining property owners were allowed to use it by way of an easement. Petitioner contends that the subject property has been overvalued by \$15,000.00 to \$17,000.00 if she does not own the well, as it would cost that much to install a new well.
2. Petitioner is requesting a 2005 actual value of \$30,000.00 for the subject property.
3. Respondent presented three comparable sales ranging in sales price from \$41,364.00

to \$75,000.00 and in size from 1.2 acres to 2.19 acres. After adjustments for time, size, exposure and topography, the sales ranged from \$49,100.00 to \$60,751.00.

4. With regard to the well easement, Respondent indicated that Petitioner could request a lot line adjustment with a cost to cure of \$3,000.00 and submit a well permit application for \$100.00.

5. Respondent pointed out that the subject property is classified and taxed at the residential rate (7.9%) because the subject is contiguous to other residential lots owned by Petitioner. If the subject property were classified as vacant land, it would be taxed at the 29% rate used for vacant land.

6. Respondent assigned an actual value of \$40,753.00 to the subject property for tax year 2005, which is less than the range of the comparable sales presented both before and after adjustments.

### **CONCLUSIONS OF LAW:**

Respondent presented sufficient probative evidence and testimony to prove that the subject property was correctly valued for tax year 2005.

### **ORDER:**

The appeal is denied.

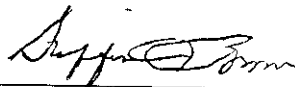
### **APPEAL:**

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 29<sup>th</sup> day of August 2006.

**BOARD OF ASSESSMENT APPEALS**



Steffen A. Brown

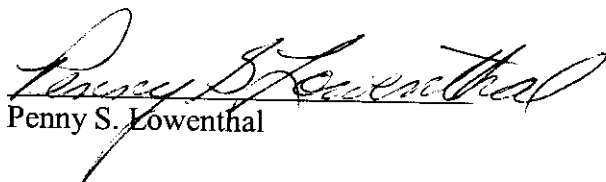


Karen E. Hart

This decision was put on the record

**AUG 28 2006**

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

  
Penny S. Lowenthal