

<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>CLARENCE SOBBA,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>PARK COUNTY BOARD OF EQUALIZATION.</b></p>	<p><b>Docket No.: 45463</b></p>
<p><b>ORDER</b></p>	

**THIS MATTER** was heard by the Board of Assessment Appeals on August 9, 2006, Debra A. Baumbach and MaryKay Kelley 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:

**Park County Schedule No. R0091400: 25% interest in the 128.74-acre Crises Placer**

**Park County Schedule No. R0091485: 25% interest in the 10.22-acre Collingswood Lode**

The subject properties are unimproved patented mining claims located near the city of Alma in mountainous terrain. The subject properties are classified as mineral.

**FINDINGS OF FACT:**

1. Evidence and testimony from Docket 45462 was incorporated into this hearing.
2. The Collingswood Lode is contiguous to the northern edge of the Crises Placer. The Crises Placer is steep, nearly vertical in some areas, and the parties disagree about whether or not the

property has buildable sites. The Collingswood property, with an elevation of 11,428 feet, has no access or live water.

3. The properties have not been mined for many years, although mining is expected to resume when warranted by the price of gold. The properties have no other use. Petitioner testified that it is imperative that mining properties be preserved and that assessments should remain consistent with prior years, as production will be taxed when it resumes. Petitioner presented an indicated value of \$95.00 per acre for each of the properties but did not present any supportive sales data.

4. Respondent reported that Park County is one of the fastest growing areas in Colorado due to its proximity to Breckenridge and access from Highways 285 and 9. Residential demand has increased, and property values have increased from 10% to 15% per year. Land use for some mining properties is changing to recreational and residential.

5. There are 1,769 mining properties located in Park County, 19 of which sold during the extended five-year base period. Two of the 19 sales were purchased for residential use. Re-zoning or securing a Conditional Use Permit is required for residential construction on properties with patented mining claims. Park County will not issue building permits for sites above 11,500 feet in elevation, as they are considered too steep for development.

6. The median sales price of the 19 sales is \$1,940.00 per acre, which Respondent refers to as “base value.” The “base value” of the Crises Placer was reduced to reflect difficult access, resulting in an actual value of \$1,008.80 per acre.

7. Respondent presented two comparable sales for the Crises placer that sold within the extended base period. After adjustments for size, access, power lines, and inferior roads, the adjusted values ranged from \$1,685.00 to \$2,413.00 per acre. Respondent presented three comparable sales for the Collingswood Lode that sold within the extended base period. After adjustments for size, access, power lines, and inferior roads, the adjusted values ranged from \$1,915.00 to \$4,094.00 per acre.

8. The following actual values were assigned to the subject property for tax year 2005:

<b><u>Park County</u></b> <b><u>Schedule Number</u></b>	<b><u>Mining Claim</u></b>	<b><u>2005</u></b> <b><u>Actual Value</u></b>
91400	Crises Placer – 25%	\$32,468.00
91485	Collingswood – 25%	\$ 4,957.00

### **CONCLUSIONS OF LAW:**

1. Petitioner presented sufficient probative evidence and testimony to prove that the tax year 2005 valuation of the subject property was incorrect.

2. Based on the evidence and testimony presented, we determined that a greater adjustment was warranted for the difficult access of the subject properties.

3. Classification is not at issue in this hearing. The subjects are classified mineral. The market dictates the use of the property. The Board does not have jurisdiction over the preservation of mining claims. The Board does not have jurisdiction over matters involving changes in zoning or the issuance of Conditional Use Permits.

4. We concluded that the full actual value of each of the subject properties should be reduced to \$220.00 per acre.

**ORDER:**

Respondent is ordered to reduce the 2005 actual value of the subject properties as follows:

<b><u>Park County Schedule Number</u></b>	<b><u>Mining Claim</u></b>	<b><u>2005 Actual Value</u></b>
91400	Crises Placer – 25%	\$7,081.00
91485	Collingswood – 25%	\$ 562.00

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

**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 31<sup>st</sup> day of October 2006.

**BOARD OF ASSESSMENT APPEALS**

Debra A. Baumbach  
Debra A. Baumbach

MaryKay Kelley  
MaryKay Kelley

This decision was put on the record

**OCT 31 2006**

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

