

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FLOYD JOHN & JANE MARGARET BALLARD,</p> <p>v.</p> <p>Respondent:</p> <p>GRAND COUNTY BOARD OF EQUALIZATION.</p>	<p>Docket No.: 47921</p>
<p>ORDER</p>	

THIS MATTER was heard by the Board of Assessment Appeals on May 6, 2008, Karen E. Hart and Sondra W. Mercier presiding. Petitioner, Floyd J. Ballard, appeared pro se. Respondent was represented by Anthony J. DiCola, Esq. Petitioner is protesting the 2007 actual value of the subject property.

PROPERTY DESCRIPTION:

Subject property is described as follows:

**81 County Road 4631
(aka Hillside Addn. to Pine Beach Block 8 Lot 10)
(Grand County Schedule No. R173535)**

The subject is a traditional log home with 1,156 square feet on the main level, a similar sized walk-out basement, and an attached garage. The home overlooks the Colorado River. The home was 66% complete as of the date of value.

Based on the market approach, Petitioner presented an indicated value of \$426,524.00 for the subject property.

Petitioner presented three comparable sales, with Sales 1 and 2 occurring beyond the base year. Sale 3 sold in November 2005 for \$375,000.00. After adjustments for time, lot size, square footage, bedroom count, and percent completion, Sale 3 had an adjusted value of \$426,465.43.

Petitioner contends that Respondent did not give adequate consideration to the subject's inferior above ground utilities, incomplete road, and lack of boat access.

Petitioner is requesting a 2007 actual value of \$426,524.00 for the subject property.

Respondent presented an indicated value of \$539,000.00 for the subject property based on the market approach.

Respondent presented eight comparable sales ranging in sales price from \$426,000.00 to \$920,000.00 and in size from 1,140 to 2,228 square feet. Adjustments were made for date of sale, lot size, finished area, bedroom and bathroom count, year built, architectural style, extra features, and river or lake access. After adjustments were made, the sales ranged from \$456,500.00 to \$628,300.00.

Respondent assigned an actual value of \$478,160.00 to the subject property for tax year 2007.

Respondent presented sufficient probative evidence and testimony to prove that the subject property was correctly valued for tax year 2007. The Board was convinced that Respondent adequately reflected the location of the subject in relation to the comparable sales, with the value assigned at the lower-end of the range indicated by the comparable sales.

ORDER:

The petition is denied.

APPEAL:

If the decision of the Board is against Petitioner, Petitioner may petition the Court of Appeals for judicial review according to the Colorado appellate rules and the provisions of Colorado Revised Statutes ("CRS") section 24-4-106(11) (commenced by the filing of a notice of appeal with the Court of Appeals within forty-five days after the date of the service of the final order entered). Colo. Rev. Stat. § 39-8-108(2) (2007).

DATED and MAILED this 15th day of May 2008.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Sondra W. Mercier

Sondra W. Mercier

This decision was put on the record

MAY 15 2008

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

Heather Heinlein

Heather Heinlein

