

# ROUTT COUNTY ABATEMENT HEARINGS

## April 13, 2023

Hearing agendas are not able to be modified prior to the hearing date. If a preceding hearing finishes within the time allotted, the subsequent hearing can begin ahead of **the scheduled start time if all parties are present and agree to the change of schedule.**

All hearings are open to the public unless otherwise noted. All hearings will be held in the Routt County Historic Courthouse - 522 Lincoln Avenue, Hearing Room, Steamboat Springs - or otherwise noted. When attending remotely, please join 10 minutes before the item to ensure you are present for the beginning of the item.

Join our meeting via our [Zoom Link](#).

To join by telephone dial 1-346-248-7799

Webinar ID: 830 6545 2581 Password: 650926

### OVERVIEW OF HEARING PROCEDURES

The hearing officer, having been appointed by the Board of County Commissioners as an independent referee, will conduct the hearing. No discussion of taxes will be allowed, as the subject matter of the hearings are in relation to property valuation and/or classification. The procedure for each hearing is as follows; the Assessor's Office will present their evidence and the Petitioner will have the opportunity to ask questions, the Petitioner will present their evidence and the Assessor's Office will have the opportunity to ask questions, and the hearing office will have a chance to ask **questions addressed to both parties.**

If property valuation is at issue: Value is determined as of June 30, 2020. State statute and Routt County policy provide that value is determined based on market data during a 24-month period ending June 30, 2020. Statute does allow the Assessor to look back in additional 6 month increments, up to 5 years, for unique properties, in order to obtain **sufficient comparable sales data.** Neither Petitioner nor Assessor should discuss sales that occurred after the June 30, 2020 effective appraisal date as they cannot be considered relevant - unless the sold property was placed under contract prior to the effective appraisal date.

The Assessment Date for all property is January 1<sup>st</sup> of each year, so the property is valued and classified as it existed on January 1<sup>st</sup> **as to its use and condition.**

#### 1. 1:00 P.M. RULES OF PROCEDURE & SWEARING IN

**2. R8169667 - OPG ANGLERS FOUR HUNDRED PARTNERS LLC - ASSESSOR ON BEHALF OF OWNER**

**Documents:**

[R8169667\\_ABATEMENT HEARING REFEREE FORM.PDF](#)

[R8169667\\_OPG ANGLERS 400 PARTNERS\\_ASSESSOR REPORT.PDF](#)

**3. 1:15 P.M. MEETING ADJOURNED**

All programs, services and activities of Routt County are operated in compliance with the Americans with Disabilities Act. If you need a special accommodation as a result of a disability, please call the Commissioners Office at (970) 879-0108 to assure that we can meet your needs. Please notify us of your request as soon as possible prior to the scheduled event. Routt County uses the Relay Colorado service. Dial 711 or TDD (970) 870-5444.