RESOLUTION NO. 19-E-19

THE BOARD OF EQUALIZATION
OF PUEBLO COUNTY, COLORADO

A RESOLUTION CONCERNING THE PETITION OF APPEAL OF DOSS AVIATION INC., TO THE PUEBLO COUNTY BOARD OF EQUALIZATION FOR REVIEW OF THE DETERMINATION OF THE PUEBLO COUNTY ASSESSOR

WHEREAS, the Board of County Commissioners of Pueblo County, Colorado, sitting as the Pueblo County Board of Equalization for 2019, received a properly and timely filed Petition of Appeal from Doss Aviation, Inc., for review of the determination of the Pueblo County Assessor setting the 2019 valuation for assessment of industrial property located in Pueblo County with Schedule No. 425004037, in the records of the Pueblo County Assessor; and

WHEREAS, the Petitioner and the Pueblo County Assessor were given notice and an opportunity to appear before an Independent Referee appointed by the Board of Equalization at a hearing on the matter held on July 30, 2019, at 2:30 p.m., at the Pueblo County Courthouse; and

WHEREAS, Doss Aviation did not appear. James Murawski, Certified Appraiser, Pueblo County Assessor's Office, appeared before Lee Medina, Independent Referee, and presented testimony, evidence, and arguments in the matter; and

WHEREAS, the Board, having considered the evidence, testimony, and arguments presented by the parties and taking judicial notice of the documents contained in the file of the Clerk to the Board, having considered the recommendation of the Independent Referee, a copy of which is attached hereto and is incorporated herein, and now being fully advised in the premises, FINDS AS FOLLOWS:

1. The property which is the subject of this Petition is classified as industrial property and described as Schedule No. 425004037, located at 1 William White Blvd., Pueblo, Colorado, as listed in the records of the Pueblo County Assessor. Notice of Valuation at $15,108,524.00 and no change after protest

2. The Petitioner did not appear nor did its representative BYGH Tax Consulting of Plano, Texas. Some documentation appears in the file in this matter including income and expense spreadsheets, a listing for the subject property and information regarding other properties in Pueblo County.

3. Mr. Murawski provided an appraisal report which contained information concerning the subject property as well as testimony in support of his valuation of the subject property. Mr. Murawski used the cost approach to value the property. Mr. Murawski indicates this parcel consists of five buildings and he utilized Marshall and Swift applications to value the buildings. The classroom/dormitory building $12,635,717.00, the maintenance aircraft hangar $813,010.00, the storage aircraft hangar $537,663.00, the light commercial building $138,271.00 and land value of $446,200.00. The total for all buildings and land combined $15,108,524.00. Mr. Murawski made all required adjustments to come to a valuation of the subject property, he indicates two of the comparable sales used by the taxpayer occurred outside the collection period and one has no record of sale since 2012.

RESOLUTION NO. 19-E-19 (CONTINUED)

4. The Assessor asserts that the Petitioner's property, described above, was classified and valued properly in accordance with the requirements of the Colorado Constitution, Title 39 of the Colorado Revised Statutes, and the Property Tax Administrator's Manuals for the valuation of this type of property. It is the finding of this Board that the value for the subject property should remain at $15,108,524.00.

5. Based upon the evidence presented at the hearing, and the recommendation of the Independent Referee appointed by the Board of Equalization, this Board finds that the valuation of the property is proper per Colorado statutes and there is no objective basis upon which to reduce the Petitioner's assessment.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pueblo County, Colorado, sitting as the Pueblo County Board of Equalization, that the aforementioned Petition is hereby **DENIED**.

PASSED AND ADOPTED this 13th day of August 2019, in Pueblo County, Colorado.

THE BOARD OF EQUALIZATION
OF PUEBLO COUNTY, COLORADO

By: _____
Garrison Ortiz, Chair

STATE OF COLORADO)
) ss.
COUNTY OF PUEBLO)

I, Gilbert Ortiz, County Clerk and ex-officio Clerk of the Board of County Commissioners, sitting as the Board of Equalization, in and for the County and State aforesaid, do hereby certify that the annexed and foregoing order is truly copied from the Records of the proceedings of the Board of County Commissioners, sitting as the Board of Equalization, for said Pueblo County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Pueblo, this ____ day of August, A.D., 2019.

GILBERT ORTIZ, County Clerk.

By: _____

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