



STATE BOARD OF EQUALIZATION

Barbara Brewer,
Chairperson
Governor's Appointee

Senator Chris Hansen
Designee of
Senate President Fenberg

Bernard Buescher
Designee of
Governor Polis

Marty Flaum
Governor's Appointee

Julie McCluskie
House Speaker

ORGANIZATION: Colorado State Board of Equalization

CONTACT: Adis Orozco
1313 Sherman Street, Room 419
Denver, CO 80203
(303) 864-7770

DATE OF NOTICE: December 4, 2023

DATE OF HEARING: December 18, 2023

PUBLIC SERVICE ANNOUNCEMENT NOTICE OF PUBLIC HEARING

The State Board of Equalization ("state board" or "SBOE") will have a meeting on December 18, 2023 at 10:00 A.M., via remote access only. Members of the public interested in attending may do so by dialing 877-369-0926, meeting ID: 870 9259 3725 passcode: 514911, or by clicking this [link](#).

ISSUES RAISED BEFORE THE BOARD

All board members will be participating in the meeting remotely. If any party wishes to submit written documentation to the state board on any subject before the state board, the party must provide documentation prior to the meeting in an electronic format. Information and communication to state board members may be sent to the following e-mail address:
dola_stateboardofequalization@state.co.us

EXECUTIVE SESSIONS

Pursuant to section 24-6-402(3)(a)(II), C.R.S., the state board may convene in Executive Session during their meeting for the purposes of receiving legal advice on specific legal questions relating to the topics listed on this Notice of Public Hearing.

STATE BOARD OF EQUALIZATION ACTIONS

The state board will conduct a hearing to consider the following:

Requests for waiver of deadlines on exempt properties;

The findings, and conclusions of the 2023 Abstract Projections and 2023 County Board of Equalization Adjustments reports of East West Econometrics, LLC, the annual study auditor, pursuant to § 39-9-103(1) and (4) and § 39-1-105.5, C.R.S.;

The findings, conclusions, and recommendations of the annual study auditor regarding Lake County;

Review of county board of equalization decisions in Douglas County including impacts to audit compliance and the recommendations of the Property Tax Administrator;

The recommendations of the Property Tax Administrator on the county Abstracts of Assessment, pursuant to § 39-9-103(4) and (7) and § 39-9-104, C.R.S., for the several counties opting to use the alternate protest process;

and

Changes to the Assessor's Reference Library.

The state board will determine:

Whether to grant or reject waiver requests of exempt properties;

Whether to accept the reports of the auditor as presented;

Whether orders of reappraisal will be issued to any county or counties regarding any class or subclass of property;

Whether adjustments should be made to an Abstract of Assessment of any county or counties;

Whether adjustments should be made to an Abstract of Assessment of any class or subclass of property which was changed by a county board of equalization;

and

Whether to accept changes to the Assessors' Reference Library discussed as part of the Statutory Advisory Committee meeting held on December 14, 2023.

APPROVAL OF MINUTES

Request for approval of minutes from the October 12, 2023 meeting of the SBOE.

REQUESTS FROM EXEMPT PROPERTY OWNERS TO WAIVE FILING DEADLINE

The State Board of Equalization will discuss and take action relating to requests by the following organizations to waive their filing deadline as allowed under § 39-9-109(5) and (6), C.R.S. Additionally, the state board will set a new filing deadline for all organizations granted a waiver of filing deadline.

Consent Agenda

The State Board of Equalization without discussion will take action on waiver requests on the following list in total unless at least one board member asks that the state board review a request in further detail. An organization listed on the Consent Agenda need not appear at the hearing but may make a statement on behalf of the organization if desired.

Organizations will be notified, if possible, if a request will come off this list after further review of the Division. It may also come off of this list at the meeting if requested by a state board member.

<u>File Number</u>	<u>Report</u>	<u>Property Owner</u>	<u>County</u>	<u>Year(s) Requested</u>
07-01647	2	1123 Spruce Street LLC	Boulder	2022, 2023
16-02681	2	Empowerment Program	Denver	2023
16-02681	4	Empowerment Program	Denver	2023
16-02681	5	Empowerment Program	Denver	2023
16-03097	1	Rocky Mountain Feline Rescue	Denver	2023
20-01002	1	American Legion Frank King Post 77	Elbert	2021, 2022, 2023
20-01002	2	American Legion Frank King Post 77	Elbert	2021, 2022, 2023
22-01111	2	Kinder Haus	Fremont	2023
30-01319	1	Pleasant Park 4H Association	Jefferson	2023
40-01015	1	Mineral County Fairgrounds Assoc	Mineral	2022, 2023
51-01171	1	Cornerstone Assembly of God	Pueblo	2021, 2022, 2023
62-01667	1	Trinity Housing Corporation of Greeley	Weld	2022, 2023

The state board will discuss and take action on any waiver requests removed from the Consent Agenda at the request of a board member. Otherwise, the state board will take action on waiver requests on the consent agenda in total.

CONSIDERATION OF THE REMAINING ANNUAL STUDY REPORTS

East West Econometrics, LLC submitted the 2023 Abstract Projections, the 2023 County Board of Equalization Adjustments reports to the State Board of Equalization, and any other reports provided.

The state board will determine whether to accept the reports as presented.

The state board will also review the reports of the auditor for Lake County. The state board will consider any recommendations from the auditor regarding Lake County. Lake County is notified of the possibility that the state board could issue orders of reappraisal.

CONSIDERATION OF THE ABSTRACTS OF ASSESSMENT

County Board of Equalization Changes

Recommendations of the Property Tax Administrator regarding the county board of equalization decisions.

Potential adjustment to the abstract concerning any class or subclass of property which was changed by a county board of equalization. Highlighted for hearing is the abstract for the following county:

- Douglas County

Consideration of Abstracts of Assessment for Counties on the Alternate Protest Process

Adams, Arapahoe, Boulder, Denver, Douglas, Gunnison, Jefferson, Lake, Pitkin, and Saguache Counties opted to use the alternate protest process as allowed by § 39-5-122.7, C.R.S. Under this provision, the Alternate Protest Abstract of Assessment filing deadline was November 21, 2023.

The state board will take action on the remaining Abstracts of Assessment filed by the ten counties.

- The Property Tax Administrator recommends all abstracts for approval.

CONSIDERATION OF CHANGES TO THE ASSESSORS' REFERENCE LIBRARY

Pursuant to § 39-9-103(10)(a), C.R.S, the state board will take action regarding the recommendations of the Statutory Advisory Committee to the Property Tax Administrator from its meeting held on December 14, 2023.

The following items of change to the Assessors' Reference Library are being discussed and may be approved as part of the Statutory Advisory Committee meeting December 14, 2023. No issues were raised at the Statutory Advisory Committee Pre-Meeting held November 28, 2023. Unless issues arise at the December 14th 2023 meeting, the following changes are recommended by the Property Tax

Administrator for approval by the SBOE without further discussion. Staff is available if there are any questions.

ASSESSMENT RESOURCES

A. ARL Volume 2, Multi-Chapter Updates

Items: 1, 2, 3, 4, 5, 6, 7, 8

B. ARL Volume 2, Chapter 1, Assessors Duties and Relationships

Items: 1, 2

C. ARL Volume 2, Chapter 2, Assessment Operations Calendar

Items: 1, 2, 3, 4, 5, 6, 7

D. ARL Volume 2, Chapter 3, Specific Assessment Procedures

Items: 1, 2, 3, 4, 5, 6, 7, 8, 9

E. ARL Volume 2, Chapter 5, Taxpayer Administrative Remedies

Items: 1, 2, 3, 4,

F. ARL Volume 2, Chapter 6, Property Classification Guidelines and Assessment Percentages

Items: 1, 2, 3, 4, 5

G. ARL Volume 2, Chapter 7, Abstract, Certification, and Tax Warrant

Items: 1, 2, 3

H. ARL Volume 2, Chapter 8, Assessment Planning Guidelines

Item: 1

I. ARL Volume 2, Chapter 9, Form Standards

Items: 1, 2, 3

J. ARL Volume 2, Chapter 11, State Assessed Property

Item: 1

K. ARL Volume 2, Chapter 12, Special Topics

Item: 1

APPRAISAL STANDARDS

A. ARL Volume 3, Chapter 2, Appraisal Process, Economic Areas, and the Approaches to Value

Item: 1

B. ARL Volume 3, Chapter 5, Valuation of Agricultural Land

Item: 1

C. ARL Volume 3, Chapter 6, Valuation of Natural Resources

Items: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16

D. ARL Volume 3, Chapter 7, Special Issues in Valuation

Items: 1, 2, 3, 4

E. ARL Volume 5, Table of Contents

Item: 1

F. ARL Volume 5, Chapter 1, Applicable Property Tax Laws

Item: 1

G. ARL Volume 5, Chapter 2, Discovery, Listing, and Classification

Items: 1, 2, 3, 4, 5, 6

H. ARL Volume 5, Chapter 3, Valuation Procedures

Item: 1

I. ARL Volume 5, Chapter 4, Personal Property Tables

Items: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

J. ARL Volume 5, Chapter 6, Oil and Gas Equipment Valuation

Items: 1, 2, 3, 4, 5, 6

K. ARL Volume 5, Chapter 7, Special Issues

Items: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14

L. ARL Volume 5, Chapter 8, Oil and Gas Pipeline

Items: 1, 2, 3, 4, 5, 6, 7, 8, 9

The state board will take action to approve or disapprove of changes recommended to the Assessors' Reference Library.

OTHER BUSINESS

Confirmation of the October 10, 2024 date for the 2024 annual meeting of the state board.

Other business.

Reasonable accommodations provided upon request for persons with disabilities. If you are a person with a disability who requires special accommodations to participate in this public meeting, please notify Adis Orozco at 303-864-7770 by December 12, 2023.