

No. 12 -2019

**RESOLUTION
OF THE MONTROSE COUNTY BOARD OF COUNTY COMMISSIONERS TO
AMENDED THE MONTROSE COUNTY SCHOOL -IN-LIEU FEE CALCULATION**

WHEREAS, Subdivisions within the boundaries of the RE-1J School District where no land is required by the District shall pay a fee-in-lieu on land dedication, and

WHEREAS, Section 3.13 of the Montrose County Subdivision Regulations address School Fees-in-Lieu of Land Dedication, and

WHEREAS, the current market value for comparable subdivided land shall be used in determining land value and shall be set by resolution of the Board during each odd number year based on documentation and calculations sufficient to establish a rational nexus and proportionality for sites and land areas in the unincorporated area of the RE-1J School District, pursuant to the fair market value as estimated by the County Assessor's Office, and

WHEREAS, Resolution No. 33-2013 established the current land valuation of \$16,000.00 per acre that is used to determine the School-in-Lieu, with a fee of \$403.00 per lot, and

WHEREAS, the Montrose County Assessor has determined that the 2018 land valuation is \$ \$17,200.00 per acre with a fee of \$430.00 per lot, and

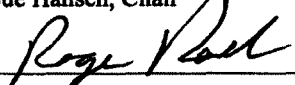
NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of the County of Montrose, State of Colorado, that Resolution No. 33-2013 be amended to change the Fee-in-Lieu Calculation Price to \$17,200.00 Per acre with a fee of \$430.00 per lot, approved this 20th day of March, 2019.

ADOPTED AND EFFECTIVE this 20th day of March, 2019.

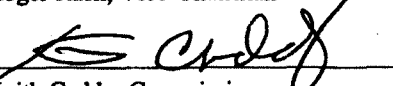
BOARD OF COUNTY COMMISSIONERS,



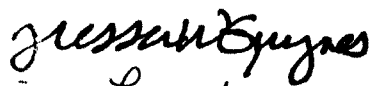
Sue Hansen, Chair

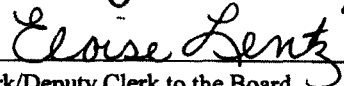


Roger Kash, Vice-Chairman



Keith Caddy, Commissioner

ATTEST: 



Clerk/Deputy Clerk to the Board

Date 3-20-19





BRAD HUGHES, ASSESSOR

SCHOOL FEES IN LIEU OF LAND DEDICATION

Assessor Land Valuation: Effective for tax year 2017 & 2018

PURPOSE:

Per Montrose County Subdivision Regulations Adopted July 3rd 2006 : Section 3.13 SCHOOL FEES IN LIEU OF LAND DEDICATION

..."Current market value for comparable subdivided lands shall be used in determining land value and shall be set by resolution of the Board during each odd numbered year based on documentation and calculations sufficient to establish a rational nexus and roughly proportionality for sites and land areas in the unincorporated area of the RE-1J School District, pursuant to the fair market value as estimated by the County Assessor's Office based on the formula attached hereto as Appendix C."....

STEP 1:

Foundation for land values taken from 2017 reappraisal results.

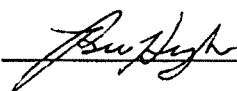
Prime Development Land
 2017 Reappraisal

Description	Land Code	2017 \$/Acre
DEVLPM 15-24.9AC	7100 7040	\$ 20,600
DEVLPM 25-49.9AC	7100 7050	\$ 13,800

STEP 2:

Correlation to an (" Average School Site" of 25 - 30 Acres") as per Appendix C.

Description	Land Code	2017 \$/Acre
DEVLPM 15-24.9AC	7100 7040	\$ 20,600
DEVLPM 25-49.9AC	7100 7050	\$ 13,800
		\$ 34,400
		2
Estimated 25-30 Acre Site	=	\$ <u>17,200</u> per Acre

Brad Hughes, Montrose County Assessor: 

Date 3/21/2017