Received
County Adminstration
7/14/2014

2014 REAL PROPERTY NOTICE OF DETERMINATION

CBOE # 5

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: June 26, 2014
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R070475	2014	100	3787-022-28-007

PROPERTY OWNER	LEGAL DESCRIPTION
LSC SOUTHWEST COLORADO LLC 5570 DTC PKWY GREENWOOD VILLAGE, CO 80111-3043	LOTS 7-12, S 12 FT & E 40 FT OF N 13 FT LOT 6, E 40 FT LOT 5, E 40 FT OF S 3 FT LOT 4, BLK 34 GUERRIERI ADDN #612073

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		111,850	111,850
TOTALS		$111,850	$111,850

The Assessor has carefully studied all the available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

The actual value of the property is determined by appropriate consideration of the approaches to appraisal set forth in § 39-1-103(5)(a), C.R.S.

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, § 39-8-106(1)(a), C.R.S.

The deadline for filing real property appeals is July 15.
The deadline for filing personal property appeals is July 20.

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

Please refer to the reverse side of this notice for additional information.

CBOE # 5

APPEAL PROCEDURES

County Board of Equalization Hearings will be held from July 1 through August 5 at Gunnison County Courthouse or Blackstock Government Center.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization shown below, and mail or deliver a copy of both sides of this form to:

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

To preserve your appeal rights, your Petition to the County Board of Equalization must be postmarked or delivered on or before **July 15 for real property** and on or before **July 20 for personal property** – after such date, your right to appeal is lost. You may be required to prove that you filed a timely appeal; therefore, we recommend that all correspondence be mailed with proof of mailing.

You will be notified of the date and time scheduled for your hearing. The County Board of Equalization must mail a written decision to you within five business days following the date of the decision. The County Board of Equalization must conclude hearings and render decisions by August 5, § 39-8-107(2), C.R.S. If you do not receive a decision from the County Board of Equalization and you wish to continue your appeal, you must file an appeal with the Board of Assessment Appeals by September 12, § 39-2-125(1)(e), C.R.S.

If you are dissatisfied with the County Board of Equalization's decision and you wish to continue your appeal, you must appeal within 30 days of the date of the County Board's written decision to ONE of the following:

Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO 80203
(303) 866-5880
www.dola.colorado.gov/baa

District Court
Contact the District Court in the county where the property is located. See your local phone book for the address and telephone number.

Binding Arbitration
For a list of arbitrators, contact the County Commissioners at the address listed for the County Board of Equalization.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, § 39-1-120(3), C.R.S.

PETITION TO COUNTY BOARD OF EQUALIZATION

What is your estimate of the property's value as of June 30, 2012? (Your opinion of value in terms of a specific dollar amount is required for real property pursuant to § 39-8-106(1.5), C.R.S.)

~~$35,000~~ → $20,000 R.H.

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, rent roll, original installed cost, appraisal, etc.)

New owners as of 7/3/2014
See Attached "Petition to County Board of Equalization"

ATTESTATION

I, the undersigned owner or agent* of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature	Telephone Number	Date
Richard Hess + Ronny Hess	641-5063	7-10-2014

*Attach letter of authorization signed by property owner.

CBOE # 5

EXHIBIT A
Page 1 of 1

Petition to County Board of Equalization

Sales used as comparables are from properties in better condition that are without similar liabilities to this property.

Liabilities include appearance of property- trashed, with piles of excavated earth and debris from partially completed development. This initial shabby appearance leads to overall lack of confidence in quality and reasonable expectation of hidden costs. Further due diligence gathering with neighbors, contractors and Gunnison City employees exacerbates this expectation of hidden expenses.

Promises and expectations expressed to HOA members on this property by developer are unkept. Including streets, gutters, curbs, pavement and irrigation ditch are expensive.

Potential legal hurtles from unmanaged Common Interest Community (HOA) delinquent in dues with the Colorado Secretary of State.

Developer did not carry through with his commitments to the City of Gunnison (per Steve Westbay Director of Community Development and Eric Jenson Building Official) causing increased costs along with uncertainty of what will be required to move this project to completion.

These liabilities and uncertainties are further evidenced by this property remaining on the market since 2011 and only recently selling for $35,000, even with consideration for current improving real estate market.

It is literally possible this property will prove to have a negative value (similar to the value of Cattlemen's Inn in Gunnison after remediation expenses).

Considering the differences between this property, and the properties used for comparison, please adjust tax liability to an appropriate amount.

Thank You for your consideration,

Rich Huss &
Penny Huss
PO Box 316
Gunnison, CO 81230
(970) 641-5063

Richt Penny Huss
PO Box 316
Gunnison, CO 81230

Received
County Adminstration
7/14/2014

CBOE # 5

Gunnison County Board of Equalization
200 E. Virginia Ave
Gunnison, CO 81230

Copy for Rich Huss
New owner as of 5
7/3/2014
EXHIBIT B
Page 1 of 1
623597
from William Spicer 7-7-14
Rich Huss

Gunnison County
COLORADO

Gunnison County Administration
Phone: (970) 641–0248 • Fax: (970) 641–3061
www.GunnisonCounty.org

July 14, 2014

CBOE # **0005**

LSC SOUTHWEST COLORAD
5570 DTC PKWY
GREENWOOD VILLA(CO 80111-3043

Schedule Number: **R070475**
Parcel Number: **3787-022-28-007**
Property Description: **LOTS 7-12, S 12 FT & E 40 FT OF N 13 FT LOT 6, E 40 FT LOT 5, E 40 F**

Dear Property Owner,

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your property on **Wednesday, July 23, 2014** at **9:30 AM**.
The hearing will be held in the:
Planning Commission meeting room, located in the Blackstock Government Center at 221 N. Wisconsin St. Gunnison, CO 81230

Please read the following information carefully. You may appear before the Board in person, via telephone conference call, appear with your representative, or have your representative appear on your behalf. **If you plan to be represented by someone other than yourself at your hearing, please submit a letter of agency signed by you** to Bobbie Lucero by email at Blucero@gunnisoncounty.org, or by fax at 970-641-3061. **Please contact Bobbie prior to the hearing date to make a special request for a phone conference, if needed.**

1. You may submit your case in written form and waive a personal appearance before the Board. If your information is submitted in this manner, the Board will make a determination after reviewing the petition, any written evidence that has been provided, and after allowing the Assessor to give testimony and submit exhibits.

2. Upon your written request to the Assessor's Office at 221 N Wisconsin Street, Gunnison Colorado 81230, phone number 970-641-1085, the Assessor is required to make available to you, three (3) working days after receiving the request, all data supporting the valuation. Your request must be accompanied by your information supporting your valuation. This disclosure does not prohibit the introduction of additional data at the hearing discovered as a result of the exchange of the information.

3. Please provide one copy of the documentation that you plan to submit at the hearing, AND any documentation that has been provided to the Assessor's Office, by 8:00 am, two (2) business days prior to the hearing date of **Wednesday, July 23, 2014** to permit the exhibits to be presented to the Board. Please bring, or have delivered, such documentation to the County Administration Office located at 200 E. Virginia Avenue, Suite 104, Gunnison, Colorado. This documentation may also be faxed to 970-641- 3061, or email to Blucero@gunnisoncounty.org. If you must bring additional documentation to the hearing, please bring five (5) copies of each document.

4. Because of the volume of cases before the Board of Equalization, all hearings scheduled are final and cannot be rescheduled. Hearings will go before the board in your absence. The Board will carefully consider all data submitted. If you cannot attend the hearing scheduled for you above, please contact Bobbie Lucero at 970-641-7600.

Sincerely,

Bobbie Lucero
Clerk to the Board of Equalization

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

U.S. POSTAGE PITNEY BOWES
ZIP 81230 $ 000.48⁰
02 1W
0001368390 JUL 14 2014

LSC Southwest Colorado LLC

5570 DTC PKWY

Greenwood Village, CO 8111-3043

2014
Gunnison County Board of Equalization:
Hearing #0005

The Gunnison County Assessor's Office has been asked to communicate the assignment results for a single property that was appraised as part of our mass appraisal assignment.

The Uniform Standards of Professional Appraisal Practice (USPAP) defines mass appraisal as: the process of valuing a universe of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing.

The comparable sales used for Gunnison County's mass appraisal can be viewed on the Gunnison County web site (www.gunnisoncounty.org).

For the purposes of the mass appraisal, market value is defined as quoted:

> "Market value is the most probable price, expressed in terms of money, that a property would bring if exposed for sale in the open market in an arm's-length transaction between a willing seller and a willing buyer, both of whom are knowledgeable concerning all the uses to which it is adapted and for which it is capable of being used."
> – Property Assessment Valuation, 1996, IAAO

Vacant land is valued by considering the cost, market and income approaches.

For the 2014 property tax year, the effective appraisal date is June 30, 2012, as required by §39-1-104(10.2)(a)(d), Colorado Revised Statutes.

The following page(s) will characterize the petitioner's property and compare it to a few examples selected from the "Economic Area 1 Vacant Land Sales" list.

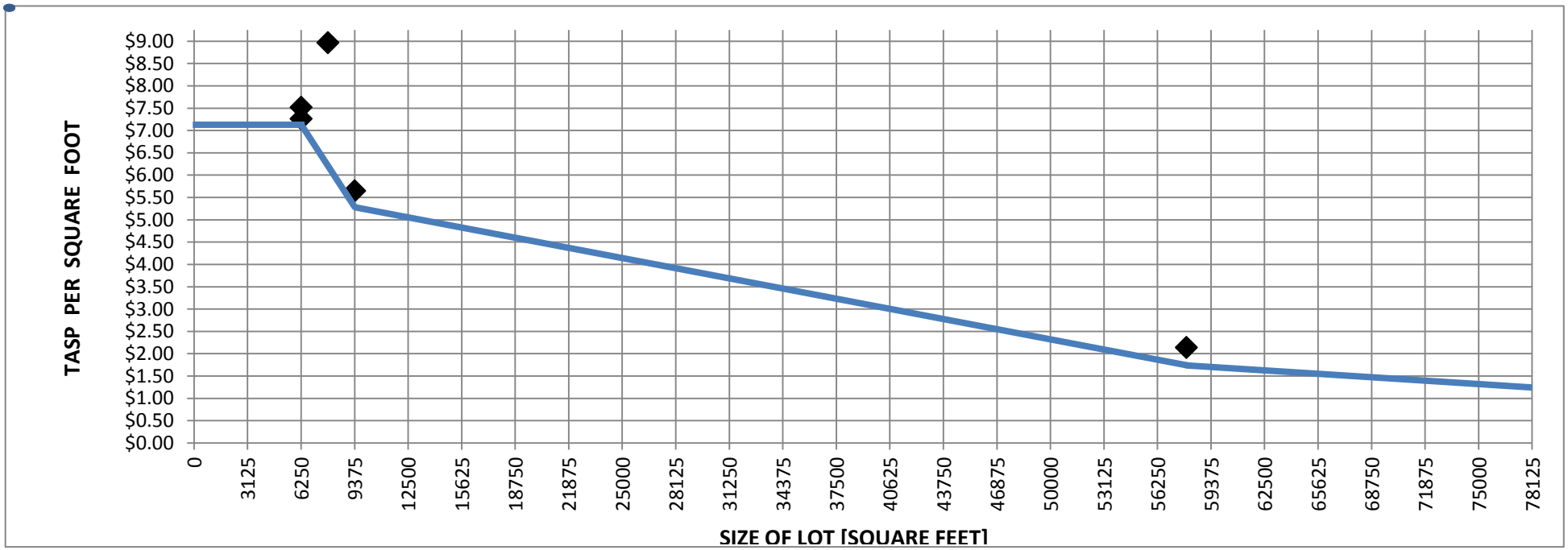
The single property being characterized for this hearing is identified as:

Property Owner: **R & P AVENTURE LLC**
Account Number: **R070475**
Parcel Number: **3787-022-28-007**
Legal Description: **LOTS 7-12, S 12 FT & E 40 FT OF N 13 FT LOT 6, E 40 FT LOT 5, E 40 FT OF S 3 FT LOT 4, BLK 34 GUERRIERI ADDN**
Value: **$111,850**

2013 REAPPRAISAL
ECONOMIC AREA 1
CITY OF GUNNISON LOT/BLOCK
VACANT RESIDENTIAL LOTS

SALES STUDY PERIOD:
JULY 1, 2007 - JUNE 30, 2012

ACCOUNT NUMBER	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SF	PARCEL NUMBER	LEGAL
R045330	12/11/2008	$67,000	$45,393	**6,250**	**$7.26**	3787-021-12-010	LOTS 17 & 18 BLK 38 WEST GUNNISON #591740
R045076	12/13/2007	$80,000	$47,000	**6,250**	**$7.52**	3787-021-12-006	LOTS 23 & 24 BLK 38 WEST GUNNISON #601627
R040391	9/14/2007	$124,000	$70,060	**7,813**	**$8.97**	3701-363-58-022	S 12.5' LOT 10, ALL OF LOTS 11-12 BLK 70 FIRST ADDITION TO GUNNISON #578746
R032408	10/25/2007	$92,500	$52,956	**9,375**	**$5.65**	3701-351-64-002	LOT 2 BLK 6 VAN TUYL RESUBDIVISION OF GILLS ADDN #579798
R002428	9/21/2007	$219,500	$124,017	**57,935**	**$2.14**	3787-022-31-008	LOTS 1-16 BLK 48 GUERRIERI ADDN #578999



R070475
R002428