Received
County Administration
7/8/14

2014 REAL PROPERTY NOTICE OF DETERMINATION

Gunnison County
COLORADO

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

CBOE # 3

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R012535	2014	606	3177-000-00-146

PROPERTY OWNER	LEGAL DESCRIPTION
MIDDLETON ASSETS LLC 219 WOODS LN ARDMORE, OK 73401-1157	MCLOUD PLACER #4901, ELK MTN MD 19.82 ACRES SEC 5 13S86W #625885

RECEIVED
JUL 07 2014
BY:

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		729,130	729,130
TOTALS		$729,130	$729,130

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 #3

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.)

$ 460,000.

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.)

MY HOME IS RURAL, SEASONAL, OFF POWER GRID, DIRT ROAD, NO UTILITIES, NO INTERNET, ONLY USABLE 5 MOS. A YEAR, NO OTHER PROPERTIES ON MY ROAD HAVE BEEN SOLD. THE COMPARABLES USED ARE SMALL S.F. HOMES WHICH WHEN APPLIED TO A LARGE S.F. ARE NOT COMPARABLE. THE TOTAL PRICE IS TOO HIGH FOR AREA.

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

702 497-7192
Telephone Number

7-2-2014
Date

*Attach letter of authorization signed by property owner.

PLEASE CALL ME TO ADVISE OF HEARING DATE. THANK YOU!

PFEILER
219 WOODS. CN
ARDMORE, OK 73401

Received
County Adminstration
7/8/14

OKLAHOMA CITY OK 730
02 JUL 2014 PM 2 L

CBOE # 3

CBOE

~~GUNNISON COUNTY ASSESSOR~~
221 ~~N. WISCONSIN ST.~~ STE. A
~~GUNNISON, CO. 81230~~

81230243373

Gunnison County
COLORADO

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

July 14, 2014

CBOE # **0003**

MIDDLETON ASSETS LLC
219 WOODS LN
ARDMORE OK 73401-1157

Schedule Number: **R012535**
Parcel Number: **3177-000-00-146**
Property Description: **MCLOUD PLACER #4901, ELK MTN MD 19.82 ACRES - SEC 5 13S86W**

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 **9:00 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

Middleton Assets LLC

219 Woods Ln

Ardmore, OK 73401-1157

2014
Gunnison County Board of Equalization:
Hearing #0003

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

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 8 Single Family Residential Sales" list.

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

Property Owner: **MIDDLETON ASSETS LLC**
Account Number: **R012535**
Parcel Number: **3177-000-00-146**
Legal Description: **MCLOUD PLACER #4901, ELK MTN MD 19.82 ACRES SEC 5 13S86W**
Value: **$729,130**

Residential Sales Comparable Inventory and Account Value Summary

Owner:	MIDDLETON ASSETS LLC	ACCOUNT #:	R012535
	219 WOODS LN	PARCEL #:	3177-000-00-146
	ARDMORE, OK 73401-1157	ECON AREA:	8

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
	R012535	R009472	R027487	R030185
PARCEL NUMBER:	3177-000-00-146	3519-000-00-040	3177-222-05-021	3253-030-13-008
PROPERTY ADDRESS:	6001 COUNTY ROAD 811 WASHINGTON GULCH R012535	14331 COUNTY ROAD 743 GUNNISON HIGHLANDS NORTH R009472	405 MERIDIAN LAKE DR MERIDIAN LAKE AREA R027487	390 7TH ST IRWIN R030185
PARCEL NUMBER:	3177-000-00-146	3519-000-00-040	3177-222-05-021	3253-030-13-008
PROPERTY ADDRESS:	6001 COUNTY ROAD 811 WASHINGTON GULCH	14331 COUNTY ROAD 743 GUNNISON HIGHLANDS NORTH	405 MERIDIAN LAKE DR MERIDIAN LAKE AREA	390 7TH ST IRWIN
LEGAL DESCRIPTION:	MCLOUD PLACER #4901, ELK MTN MD 19.82 ACRES SEC 5 13S86W #625885	SW4NE4. SEC 20 51N2E ORIGINAL SURVEY 40A # 613833	LOT 56 MERIDAN LAKE PARK FILING 2 #615503	LOTS 1,2,17,18, ADJ ALLEY STREETS BLK 13 IRWIN #611
NET LAND AREA (SQ FT):	863,359	1,742,400	14,505	46,530
NET LAND AREA (ACRES):	19.82	40	0.3330	1.068182
# OF BUILDINGS:	1	1	1	1
ARCHITECTURAL STYLE:	CONVENTIONAL	LOG HOME	CONVENTIONAL	A FRAME
ADJUSTED YEAR BUILT:	2001	1994	2003	1986
QUALITY CONSTRUCTION:	Good	Average	Average	Fair
CONDITION:	Average	Average	Average	Average
TOTAL SQ FT:	3,122	1,065	1,880	721
RESIDENTIAL SQ FT:	3,122	1,065	1,880	721
NET LAND AREA (SQ FT):	863,359	1,742,400	14,505	46,530
NET LAND AREA (ACRES):	19.82	40	0.3330	1.068182
# OF BUILDINGS:	1	1	1	1
ARCHITECTURAL STYLE:	CONVENTIONAL	LOG HOME	CONVENTIONAL	A FRAME
ADJUSTED YEAR BUILT:	2001	1994	2003	1986
QUALITY CONSTRUCTION:	Good	Average	Average	Fair
CONDITION:	Average	Average	Average	Average
TOTAL SQ FT:	3,122	1,065	1,880	721
RESIDENTIAL SQ FT:	3,122	1,065	1,880	721
FINISHED BASEMENT TYPE:			Walkout	
FINISHED BASEMENT SQ FT:			1318	
UNFINISHED BSMNT SQ FT:				
GARAGE TYPE:	Detached Good		Built In	
GARAGE SQ FT:	2310		683	
GARAGE TYPE:	Basement		Built In	
GARAGE SQ FT:	1830		683	
SALE DATE:		06/26/2012	04/12/2012	01/26/2012
SALES PRICE:		$290,000	$705,000	$148,000
TIME ADJUSTED SALES PRICE:		$287,970	$705,000	$141,784
TASP / SQ FT:		$289	$375	$197

SUBJECT ACCOUNT VALUE:	$729,130
ACCOUNT VALUE / SQ FT:	$234