Received
County Adminstration
7/10/14

2014 REAL PROPERTY NOTICE OF DETERMINATION

CBOE # 4

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
R008630	2014	601	3433-281-01-007

PROPERTY OWNER	LEGAL DESCRIPTION
BIRKHOLZ PETER A 1 FINANCIAL PLZ STE 500 HUNTSVILLE, TX 77340-3501	TR 6 & S 5' OF TR 5 ALLENS TAYLOR RIVER TRACTS & ADJ .35 AC TR IN SEC 28 15S84W (AKA TRACT B REA TAYLOR ALLRED COMBINATION PARCELS) #548922 #613446

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		721,390	696,880
TOTALS		$721,390	$696,880

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 #_____

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.)

$ 611,270.00

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.)

KEEP VALUE SAME AS 2012. Neighbor's ASSESSED VALUE WENT DOWN while MINE WENT UP DRAMATICALLY. (SANDRA REA)
THERE ARE SEVERAL OTHER GOOD REASONS TO REDUCE VALUE AND THEY HAVE BEEN DOCUMENTED IN THE TAX OFFICE FILE.

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
Pat A. Bishop	936-714-9000	7/9/14

*Attach letter of authorization signed by property owner.

Gunnison County
COLORADO

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

July 14, 2014

CBOE # **0004**

BIRKHOLZ PETER A
1 FINANCIAL PLZ STE 500
HUNTSVILLE TX 77340-3501

Schedule Number: **R008630**
Parcel Number: **3433-281-01-007**
Property Description: **TR 6 & S 5' OF TR 5 ALLENS TAYLOR RIVER TRACTS & ADJ .35 AC TR**

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 **9:15 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

Peter Birkholz

1 FINANCIAL PLZ STE 500

HUNTSVILLE, TX 77340-3501

2014
Gunnison County Board of Equalization:
Hearing #0004

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: **BIRKHOLZ PETER A**
Account Number: **R008630**
Parcel Number: **3433-281-01-007**
Legal Description: **TR 6 & S 5' OF TR 5 ALLENS TAYLOR RIVER TRACTS & ADJ .35 AC TR IN SEC 28 15S84W**
Value: **$696,880**

Residential Sales Comparable Inventory and Account Value Summary

Owner: BIRKHOLZ PETER A
1 FINANCIAL PLZ STE 500
HUNTSVILLE, TX 77340-3501

ACCOUNT #: R008630
PARCEL #: 3433-281-01-007
ECON AREA: 8

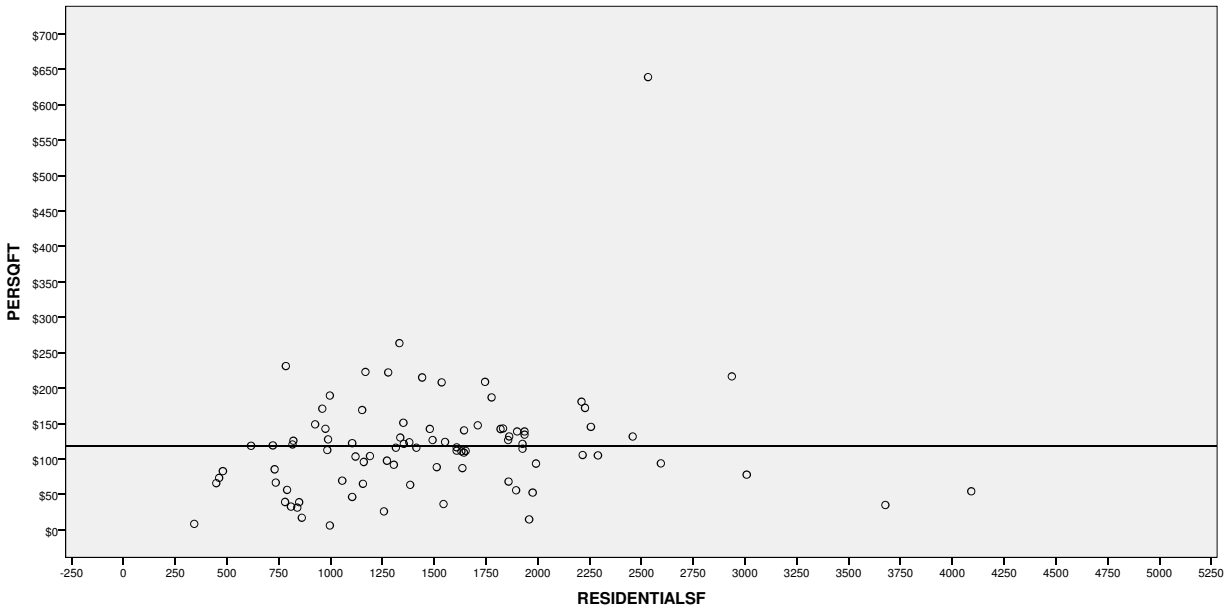
	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
	R008630	R007782	R008476	R007876
PARCEL NUMBER:	3433-281-01-007	3517-220-01-014	3433-272-02-001	3517-220-02-008
PROPERTY ADDRESS:	6650 COUNTY ROAD 742	452 EAST RIVER LN	6934 COUNTY ROAD 742	132 DEER PATH LN
	TAYLOR RIVER CANYON	ALMONT	TAYLOR RIVER CANYON	ALMONT
LEGAL DESCRIPTION:	TR 6 & S 5' OF TR 5 ALLENS TAYLOR RIVER TRACTS & ADJ .35 AC TR IN SEC 28 15S84W (AKA TRACT B REA TAYLOR ALLRED COMBINATION PARCELS) #548922 #613446	LOT 5 ALMONT SUBDIVISION #626926	.688 ACRES IN NW4 SEC 27 15S84W AKA TR 20 TAYLOR RIVER ACRES #596874	.78 ACRES IN E2NW4 SEC 22 51N1E AKA LOT 3 MOUNTAIN VIEW SUBD ALMONT #602312
NET LAND AREA (SQ FT):	34,412	75,359	29,969	33,977
NET LAND AREA (ACRES):	0.79	1.73	0.6880	0.78
# OF BUILDINGS:	1	1	2	2
ARCHITECTURAL STYLE:	CONVENTIONAL	LOG HOME	SUMMER SFR	CONVENTIONAL
ADJUSTED YEAR BUILT:	1965	1979	1967	1988
QUALITY CONSTRUCTION:	Average	Average	Fair	Average
CONDITION:	Average	Average	Average	Average
TOTAL SQ FT:	3,278	1,436	1,324	3,320
RESIDENTIAL SQ FT:	3,278	1,436	1,324	3,320
FINISHED BASEMENT TYPE:				
FINISHED BASEMENT SQ FT:				
UNFINISHED BSMNT SQ FT:				1088
GARAGE TYPE:	Attached			Detached
GARAGE SQ FT:	792			576
SALE DATE:		03/09/2012	02/12/2010	11/30/2010
SALES PRICE:		$446,000	$265,000	$820,000
TIME ADJUSTED SALES PRICE:		$433,512	$211,205	$705,200
TASP / SQ FT:		$248.43	$159.52	$212.41

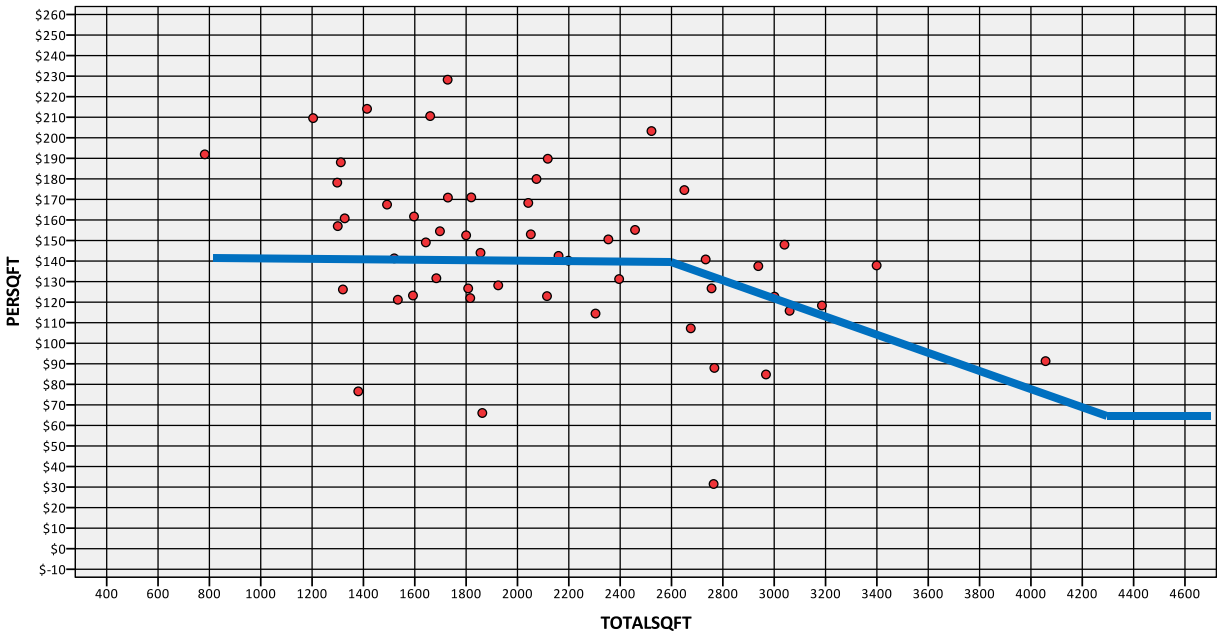
SUBJECT ACCOUNT VALUE: $696,880

ACCOUNT VALUE / SQ FT: $212.59

2013 REAPPRAISAL

Econ 8 $ per SQFT by Size





SIZE	$ PER SQFT
2600	$140
2700	$135
2800	$130
2900	$125
3000	$120
3100	$115
3200	$110
3300	$105
3400	$100
3500	$100
3600	$95
3700	$90
3800	$85
3900	$80
4000	$80
4100	$75
4200	$70
4300	$65