County Adminstration
7/14/14

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 # 7

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R027355	2014	612	3179-000-00-079

AGENT	LEGAL DESCRIPTION
APPLETON, ELIZABETH P PO BOX 234 CRESTED BUTTE, CO 81224-0234 OWNER: SCHOEPKE ANDREW ETAL	ARAB #4446, CHLORIDE DEPOSIT #4448 RUBY MD SEC 28 13S87W #626331

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant			430,360	430,360
	TOTALS		$430,360	$430,360

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 # 7

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.)

$ 275,000

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.)

The Assessor's value is too high and is inaccurate given the site of the property and its attributes, as well as the values of similar properties in the 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	Telephone Number	Date
	(970) 349-6454	7/14/2014

*Attach letter of authorization signed by property owner.

Received
County Administration

Bobbie Lucero

CBOE #687
EXHIBIT A
Page 1 of 2

From: Beth Appleton <beth@epappletonlaw.com>
Sent: Monday, July 14, 2014 3:48 PM
To: Bobbie Lucero
Subject: RE: Address for RP Appeals
Attachments: Schoepke RP Appeal July 2014.pdf; Schoepke recorded QCD 2014.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Bobbie:
Attached please find the Petition for Appeal to CBOE, which I am also placing in the US Mail today. Attached also is the deed conveying title to my client for parcel 2 which was recorded in March but is not yet reflected in the Assessor's records. I will send supplemental information to you by Friday. Thank you for your assistance.
Beth

Beth Appleton
Elizabeth P. Appleton, PC
PO Box 234
115 Elk Avenue, Suite E
Crested Butte, CO 81224

phone - 970-349-6454
fax - 970-797-1833
email - beth@epappletonlaw.com

This message is intended only for the use of the named addressee and may contain information that is confidential or privileged. If you are not the intended recipient, or you are not responsible for delivering the message for the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately.

From: Bobbie Lucero [mailto:BLucero@gunnisoncounty.org]
Sent: Monday, July 14, 2014 10:11 AM
To: Beth Appleton
Subject: RE: Address for RP Appeals

Hello Beth –

You can send your appeal to either of the following methods:

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

Email:
Blucero@gunnisoncounty.org

Fax:
970-641-3061

Hand Deliver:
Airport Terminal Building; Administration Office
We are located above departures.
711 Rio Grande Ave.
Gunnison, CO 81230

CBOE #6E.7

EXHIBIT A
Page 2 of 2

Please let me know if you have any additional questions.

Thanks,

Bobbie Lucero
Gunnison County
Administrative Assistant III
Deputy Emergency Manager
200 E. Virginia Ave.
Gunnison, CO 81230
Phone: (970) 641-7600
Fax: (970) - 641-3061
Blucero@gunnisoncounty.org

Follow us!
Facebook (Gunnison County Emergency Management)
Twitter (@GunnisonOEM)
Website: www.gunnisoncounty.org

From: Beth Appleton [mailto:beth@epappletonlaw.com]
Sent: Monday, July 14, 2014 9:52 AM
To: Bobbie Lucero
Subject: Address for RP Appeals

Hi Bobbie,
I just let you a message. What address do I use to send in the appeal I would like to file? Can I email it as well or instead?
Thank you,
Beth

Beth Appleton
Elizabeth P. Appleton, PC
PO Box 234
115 Elk Avenue, Suite E
Crested Butte, CO 81224

phone - 970-349-6454
fax - 970-797-1833
email - beth@epappletonlaw.com

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CBOE #6&7

EXHIBIT B
Page 1 of 1

ELIZABETH P. APPLETON PC
ATTORNEY

July 9, 2014

County Board of Equalization
200 East Virginia Avenue
Gunnison, CO 81230

Re: Appeal of Notice of Determination for R012918 and R027355

Dear County Board of Equalization (CBOE):

My name is Craig Schoepke and I own the above referenced properties. This letter
my attorney Elizabeth P. Appleton of Elizabeth P. Appleton PC to represent me in th
the Notice of Determination for my properties, attached hereto.

Thank you.

Craig Schoepke

cc. Elizabeth P. Appleton

205-3541

CBOE #687

EXHIBIT C
Page 1 of 1

S Dominguez Gunnison County, CO
3/14/2014 12:50:27 PM
319

625884
Page 1 of 1
R 11.00 D 0.00

QUITCLAIM DEED

THIS DEED is made this 28th day of February, 2014, by and between **ANDREW SCHOEPKE AND ERIN SCHOEPKE** (Grantor) and **CRAIG A. SCHOEPKE** (Grantee), whose address is 5360 Lambert Ranch Trail, Sedalia, CO 80135.

WITNESSETH, that the Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold, conveyed and QUITCLAIMED, and by these presents does remise, release, sell, convey and QUITCLAIM unto the Grantee, his heirs, successors and assigns, forever, any and all the right, title, interest, claim and demand which the Grantor has in and to the following legally described real property:

Chloride Deposit Lode Mining Claim, U.S. Survey No. 4448,
according to the United States Patent thereof and the Arab Lode
Mining Claim, U.S. Survey No. 4446, according to the United States
Patent thereof,

Ruby Mining District
County of Gunnison,
State of Colorado.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date first set forth above.

GRANTOR:

Andrew Schoepke

Erin Schoepke

STATE OF COLORADO)
) ss.
County of Douglas)

The foregoing Quitclaim Deed was acknowledged before me this 28th day of February, 2014 by Andrew Schoepke and Erin Schoepke.

Witness my hand and official seal.

(SEAL)

MARY KUCHYNKA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20124036435
MY COMMISSION EXPIRES JUNE 29, 2016

Notary Public
My commission expires:

QCD Schoepke Feb 2014

Gunnison County
COLORADO

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

July 15, 2014

CBOE # **0007**

SCHOEPKE ANDREW ETAL
PO BOX 234
CRESTED BUTTE CO 81224-0234

Schedule Number: **R027355**
Parcel Number: **3179-000-00-079**
Property Description: **ARAB #4446, CHLORIDE DEPOSIT #4448 RUBY MD SEC 28 13S87W**

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 **10:00 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 15 2014

Elizabeth Appleton

PO BOX 234

Crested Butte, CO 81224-0234

2014
Gunnison County Board of Equalization:
Hearing #0007

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 8 Vacant Land Sales" list.

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

Property Owner: **SCHOEPKE CRAIG**
Account Number: **R027355**
Parcel Number: **3179-000-00-079**
Legal Description: **ARAB #4446, CHLORIDE DEPOSIT #4448 RUBY MD SEC 28 13S87W**
Value: **$430,360**

Gunnison County AssessorLand Sales
Comparables Summary

Owner: SCHOEPKE CRAIG A

5360 LAMBERT RANCH TRL

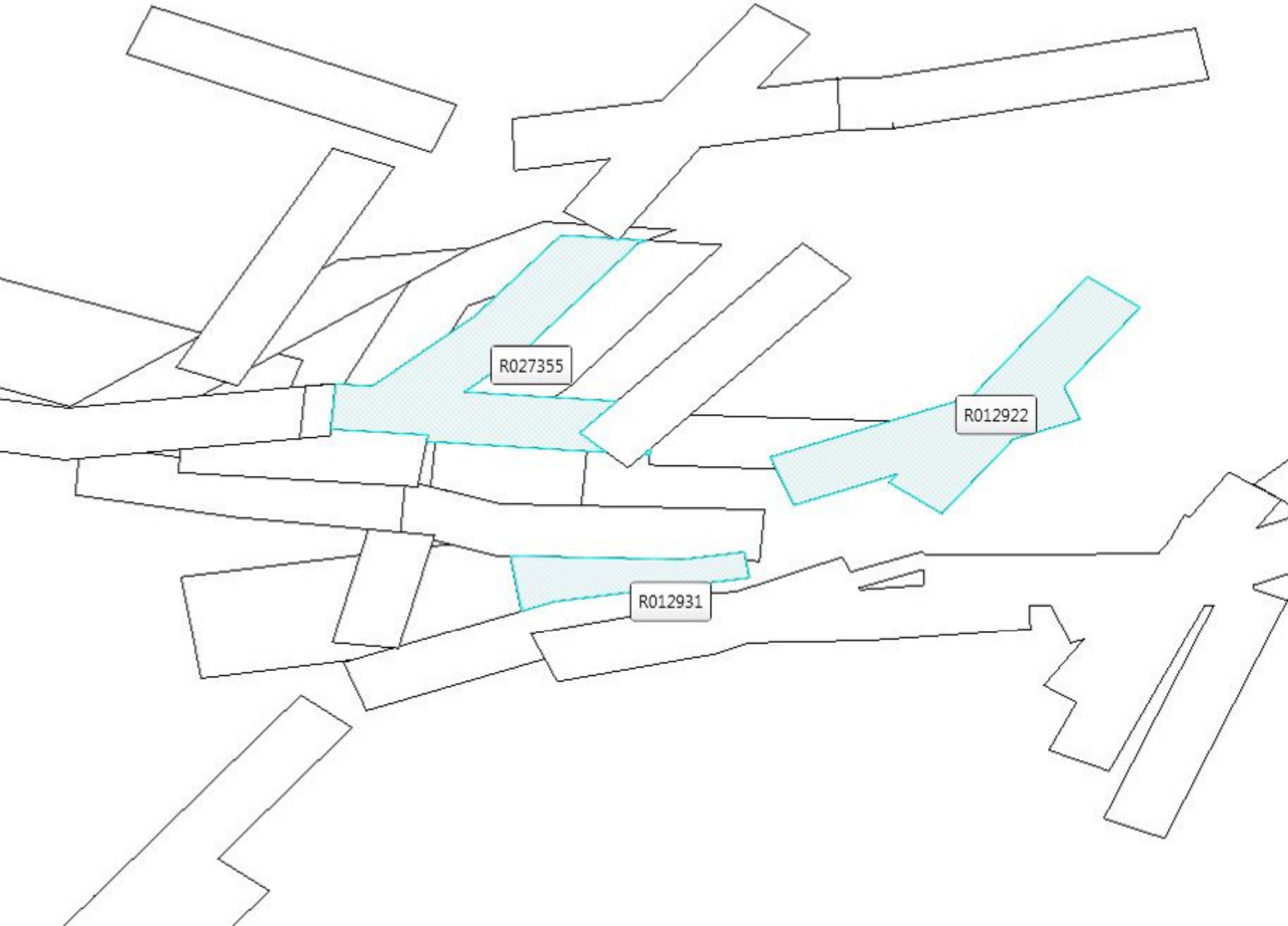
ACCOUNT #: R027355
PARCEL #: 317900000079

LEA: 82002
NBHD: 810024 **NBHDEXT:** SFR_ECON08
Econ. Area: ECONAREA

	Subject	Comp 1	Comp 2
Account Information			
Account #	R027355	R012931	R012922
Parcel #	317900000079	317900000093	317900000042
Improved/Vacant	Yes	Vacant	Vacant
Legal	Arab & Chloride Deposit	Staten Island & adj 2.19	Lotus & US Treasury
Land Abstract Code	0540	0520	0540
Land Abstract Description	10 AC TO L/T 35 AC	1 AC TO L/T 5 AC	10 AC TO L/T 35 AC
Zoning	NONE	NONE	NONE
Location Information			
Property Type	Out Building	Vacant	Vacant
Area	Above Lake Irwin	Above Lake Irwin	Above Lake Irwin
Size Comparison			
Total Acres	18.55	5.87	15.5190
Number of Buildings	1	0	0
Sales Comparison			
Sale Price		$175,000	$470,000
Adjusted Sale Price		$175,000	$470,000
Time Adj Sale Price		$135,100	$362,840
Per Acre Price (TASP)		$23,015	$23,380
Nbhd Comparison			
Nbhd	810024		
Nbhd Ext	SFR_ECON08		
LEA	82002	82002	82002

Value Summary	Subject	Comp 1	Comp 2
Sale Date		10/26/2007	10/24/2007
TASP $/ACRE		$23,015	$23,380
TASP		$135,100	$362,840

Your Total Account Value $430,360
$23,200 per acre


R027355
R012922
R012931