2015 REAL PROPERTY NOTICE OF DETERMINATION

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

Date of Notice: June 30, 2015
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

Received
County Administration
7/13/2015
CBOE #15

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R001633	2015	100	3701-363-22-006

PROPERTY OWNER	LEGAL DESCRIPTION
WYMAN SUSAN A ETAL 303 N PINE ST GUNNISON, CO 81230-2611	LOTS 13-16 BLK 7 ORIGINAL GUNNISON #589768

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		622,100	622,100
TOTALS		$622,100	$622,100

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.

APPEAL PROCEDURES

Received County Administration 7/13/2015

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

CBOE #15

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, 2014? (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.)

$ 450,000

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.)

Please see attached.

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.

Susan A. Wyman	970-964-8226	7/10/2015
Signature	Telephone Number	Date

*Attach letter of authorization signed by property owner.

Susan Wyman, Scott Effner
303 N. Pine St.
Gunnison, CO 81230

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County Administration
7/13/2015

CBOE # 15

EXHIBIT A2
Page 1 of 2

July 10, 2015

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

Dear Board of Equalization,

We would like to appeal the county assessor's valuation of our home at 303 N. Pine Street in Gunnison (Parcel 3701-363-22-006, Acct #R001633). We own a modest 2-bedroom, 2-bath bungalow style home with a 2-bedroom 1-bath accessory dwelling attached to our garage. The home is located on four standard-sized lots in original Gunnison. We rent out the accessory dwelling to an older couple for $960 per month.

The assessed value reported by the county assessor's office is $622,100 (!). We purchased the property in March 2009 for $300,000 and build the accessory dwelling for my mother (who no longer lives with us). The property was run-down when we purchased it, and we fixed it up without making any changes to the footprint, square footage, or exterior and interior dimensions. We are in the process of replacing the old roof, which is the last bit of remodeling to do on the house.

Comparable properties that sold during the reappraisal period (i.e., the 24-60 month period prior to June 30, 2014) are as follows:

- 313 N. Pine Street (sales price $312,000, time adjusted $367,483) – this is our next-door neighbor's house, which also has an accessory dwelling. The accessory dwelling is larger than ours (3 bedroom, 2 bath). The main house is slightly larger than our house its detached shop is much larger than our detached garage. It was fully renovated in about 2007.
- 313 N. Taylor (sales price $380,000, time adjusted $401,660) – this bungalow style home is very similar to ours, with a nicer front porch. It appears to have been fully renovated. However, they kept the old garage (whereas we tore down the old garage and built an accessory dwelling).
- 500 N. Colorado (sales price $225,000, time adjusted $249,368) – this bungalow style home is similar to ours, without the accessory dwelling. It has not been fully renovated.
- 503 N. Wisconsin (sales price $450,000, time adjusted $475,650) – this bungalow-style home is significantly larger than our home, but lacks an accessory dwelling. It was fully renovated prior to 2013.

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County Administration
7/13/2015

Of the four comparable properties listed above, we believe that our next-door neighbor's property at 313 N Pine Street is most comparable to ours (although the house and accessory dwelling and detached shop are larger than our house and dwelling/garage). Based on a time-adjusted value of $367,483 for this property, we believe that our home value is approximately $450,000.

CBOE # 15

Thank you for considering this petition. I hope you have enough information to develop a more realistic appraisal of our property. I invite you to visit us at any time, if you want to see the condition of our property.

EXHIBIT A
Page 2 of 2

Regards,

Susan A. Wyman

Susan Wyman

Scott Effner

Susan Wyman & Scott Effner
303 N Pine St, Gunnison CO 81230

DENVER CO 802

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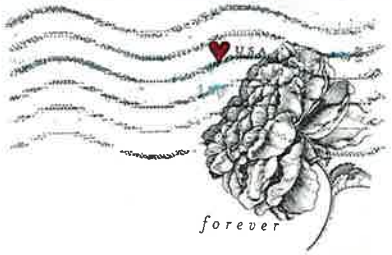

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County Adminstration
7/13/2015

CBOE #15

Gunnison County Board of Equalization
200 E. Virginia St
Gunnison CO 81230

81230224800

Gunnison County
COLORADO

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

July 13, 2015

CBOE #15
Susan A Wyman
303 N. Pine St
Gunnison, CO 81230

Schedule Number: R001633
Parcel Number: 3701-363-22-006
Property Description: LOTS 13-16 BLK 7 ORIGINAL GUNNISON #589768

Dear Property Owner,

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your property on Tuesday, July 21, 2015 at 4:45 pm. The hearing will be held in the Board of County Commissioners meeting room, located in the Courthouse at 200 E. Virginia Ave. 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 Bre Shelton by email at bshelton@gunnisoncounty.org, or by fax at 970-641-3061. **Please contact Bre 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 Tuesday, July 21, 2015 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, Gunnison, Colorado. This documentation may also be faxed to 970-641-3061, or email to bshelton@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 Bre Shelton at 970-641-7600.

Sincerely,

Bre Shelton
Clerk to the Board of Equalization

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

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Susan Wyman
303 N. Pine St
Gunnison, CO 81230

2015
Gunnison County Board of Equalization:
Hearing # 15

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.

All of the 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:

> "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 2015 property tax year, the effective **appraisal date is June 30, 2014**, as required by § 39-1-104(10.2)(a)(d), Colorado Revised Statutes.

The following page(s) characterize the petitioner's property and compare it to several examples selected from the "Economic Area 1 Single Family Residential Sales" list. To account for any difference in property characteristics (such as size, quality or condition) relative to the petitioner's property, a net adjustment has been applied to each example sale. These adjustments are derived directly from the mass appraisal analysis.

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

Property Owner:	**WYMAN SUSAN A ETAL**
Account Number:	**R001633**
Parcel Number:	**3701-363-22-006**
Legal Description:	**LOTS 13-16 BLK 7 ORIGINAL GUNNISON**
Value:	**$622,100**

Residential Sales Comparable Inventory and Account Value Summary

Owner: WYMAN SUSAN A ETAL
303 N PINE ST
GUNNISON, CO 81230-2611

ACCOUNT #: R001633
PARCEL #: 3701-363-22-006
ECON AREA: 1

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R001633	R026450	R001826	R071263
PARCEL NUMBER:	3701-363-22-006	3701-363-58-017	3701-363-56-007	3701-363-06-010
PROPERTY ADDRESS:	303 N PINE ST GUNNISON	503 WISCONSIN ST GUNNISON	606 WISCONSIN ST GUNNISON	313 TAYLOR ST GUNNISON
LEGAL DESCRIPTION:	LOTS 13-16 BLK 7 ORIGINAL GUNNISON	LOTS 13-16 BLK 70 FIRST ADDN	S 6FT OF LOT 8, ALL 9-12 BLK 60 FIRST GUNNISON	LOTS 18-21 BLK 3 ORIGINAL GUNNISON
NET LAND AREA (SQ FT):	12,500	12,500	13,250	12,500
NET LAND AREA (ACRES):	0.286961	0.286961	0.304178	0.286961
# OF BUILDINGS:	2	1	1	1
ARCHITECTURAL STYLE:	BUNGALOW / GARAGE LIVING AREA	BUNGALOW	CONVENTIONAL	BUNGALOW
ADJUSTED YEAR BUILT:	1975 /2009	1964	1978	1961
QUALITY CONSTRUCTION:	Average / Average	Average	Average	Average
CONDITION:	Average / Average	Good	Average	Good
RESIDENTIAL SQ FT:	1,410 / 952	3,103	2,314	2,592
FINISHED BASEMENT TYPE:	Egress Window	Walkout		
FINISHED BASEMENT SQ FT:	672	962		
UNFINISHED BSMNT SQ FT:	672			522
GARAGE SQ FT:	912		576	
SALE DATE:		09/11/2013	07/01/2013	09/03/2013
SALES PRICE:		$450,000	$335,000	$380,000
TIME ADJUSTED SALES PRICE:		$475,650	$357,914	$401,660
NET ADJUSTMENTS:		$70,227	$175,724	$154,963
ADJUSTED SELLING PRICE:		**$545,877**	**$533,638**	**$556,623**
SUBJECT ACCOUNT VALUE:	**$543,450**			

The sales used to determine these values occurred within our legal time-frame, and were time-adjusted to the appraisal date of 6/30/2014.

Example 4, R001634, was a bank-owned property. Bank-owned properties typically sell for significantly less than properties sold by individuals.

The Subject property's garage was inspected and determined to be of average quality construction, instead of good quality. This change lowers the value from $622,100 to $543,450.

Conclusion: Sales of residential properties within the City of Gunnison support a market value of $543,450 for the petitioner's property as of June 30, 2014.

The Assessor's Office recommends an adjustment to the petitioner's value:

FROM: **$622,100**
TO: **$543,450**

Residential Sales Comparable Inventory and Account Value Summary

Owner: WYMAN SUSAN A ETAL
303 N PINE ST
GUNNISON, CO 81230-2611

ACCOUNT #: R001633
PARCEL #: 3701-363-22-006
ECON AREA: 1

	SUBJECT	EXAMPLE 4	
	R001633	R001634	
PARCEL NUMBER:	3701-363-22-006	3701-363-22-007	
PROPERTY ADDRESS:	303 N PINE ST	313 N PINE ST	
	GUNNISON	GUNNISON	
LEGAL DESCRIPTION:	LOTS 13-16 BLK 7 ORIGINAL GUNNISON	LOTS 17-20 BLK 7 ORIGINAL GUNNISON	
NET LAND AREA (SQ FT):	12,500	12,500	
NET LAND AREA (ACRES):	0.286961	0.286961	
# OF BUILDINGS:	2	2	
ARCHITECTURAL STYLE:	BUNGALOW / GARAGE LIVING AREA	CONVENTIONAL / CONVENTIONAL	
ADJUSTED YEAR BUILT:	1975 /2009	1985 / 1955	
QUALITY CONSTRUCTION:	Average / Average	Average / Average	
CONDITION:	Average / Average	Average / Average	
RESIDENTIAL SQ FT:	1,410 / 952	2,408 / 627	
FINISHED BASEMENT TYPE:	Egress Window		
FINISHED BASEMENT SQ FT:	672		
UNFINISHED BSMNT SQ FT:	672		
GARAGE SQ FT:	912	960	
SALE DATE:		12/5/2011	
SALES PRICE:		$312,300	***Bank Sale***
TIME ADJUSTED SALES PRICE:		$367,483	
NET ADJUSTMENTS:		$64,736	
ADJUSTED SELLING PRICE:		**$432,219**	
SUBJECT ACCOUNT VALUE:	**$543,450**		