2015 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 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 # 09

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R031383	2015	200	3255-031-04-004

PROPERTY OWNER	LEGAL DESCRIPTION
WATT JAMIE PO BOX 1935 CRESTED BUTTE, CO 81224-1935	LOTS 8-9 BLK 10 CRESTED BUTTE B757 P406

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		62,500	62,500
TOTALS		$62,500	$62,500

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 7/3/2015

CBOE # 09

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, 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.)

$ 500.00

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.)

This land is entirely in the middle of Coal Creek and is unbuildable. Has always been appraised at under $1000.00.

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
Jerry Watt	970 209 2675	7/7/15

*Attach letter of authorization signed by property owner.

CERTIFIED MAIL

Watt
Box 1935
Crested
Butte
CO
81224

7015 0640 0007 1423 6330

UNITED STATES POSTAL SERVICE

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81230

U.S. POSTAGE
PAID
CRESTED BUTTE,CO
81224
JUL 09, 15
AMOUNT
$3.94
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Received
County Adminstration
7/13/2015

CBOE #09

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

1st NOTICE
2nd NOTICE
RETURNED

81230\2248

Gunnison County
COLORADO

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

July 13, 2015

CBOE #09
Jamie Watt
PO Box 1935
Crested Butte, CO 81224

Schedule Number:	R031383
Parcel Number:	3255-031-04-004
Property Description:	LOTS 8-9 BLK 10 CRESTED BUTTE B757 P406

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 3:15 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

U.S. POSTAGE PITNEY BOWES
ZIP 81230 $ 000.48[5]
02 1W
0001368390 JUL 14 2015

Jamie Watt
PO Box 1935
Crested Butte CO 81224

CBOE #9

Gunnison County Assessor
Comparable Land Sales Summary

Owner: **WATT JAMIE**
PO BOX 1935
CRESTED BUTTE, CO 81224-1935

Account #: **R031383**
Parcel #: **3255-031-04-004**

Property Location: **TEOCALLI AVE, CRESTED BUTTE**
Legal: **LOTS 8-9 BLK 10 CRESTED BUTTE**
Economic Area: **2**

	SUBJECT	EXAMPLE 1
Account #:	R031383	R003456
Parcel #:	3255-031-04-004	3255-031-03-001
Legal:	LOTS 8-9 BLK 10 CRESTED BUTTE	PART OF LOTS 1-6 LYING EAST OF COAL CREEK BLK 3 CRESTED BUTTE
Property Type:	Vacant Residential Lot	Vacant Residential Lot
Neighborhood:	Northwest Quarter	Northwest Quarter
Land Type:	River & Meadow	River & Cottonwood Trees
Views:	Average	Above Average
Unique Characteristics:	Limited use, significant portion of lot lies under Coal Creek	Limited use, significant portion of lot lies under Coal Creek
Value Measure:		
Square Feet:	6,250	9,338*
Sale Price:		$85,000
Time Adjusted Sale Price:		**$94,172**
TASP per sq. ft.:		$10.08*
Sale Date:		**6/28/2013**
Account Value:	**$62,500**	

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.

Notes: All Limited Use lots in the Town of Crested Butte, where building permits may be problematic, are valued at $10 per square foot based upon this sale.

*****After our analysis was complete, it was discovered that this sale was for only 4,070 square feet (Re-survey of the Coal Creek centerline), which would result in a TASP per sq. ft. of $23.14.

Conclusion: Sales of vacant land within the same neighborhood support a market value of $62,500 for the petitioner's property as of June 30, 2014.

The Assessor's Office recommends no adjustment to the petitioner's value.

NEIGHBORHOOD 200001 - NORTHWEST QUARTER VACANT LAND SALES							
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SQUARE FEET	TASP PER SQFT	PARCEL NUMBER	LEGAL
R003456	06/28/13	$85,000	$94,172	9,338	$10.08	3255-031-03-001	PART OF LOTS 1-6 LYING EAST OF COAL CREEK BLK 3 CRESTED BUTTE
R045463	09/09/10	$260,000	$299,000	6,098	$49.03	3255-031-06-011	LOTS 24 & 25 BLK 12 CRESTED BUTTE #600638
R045229	11/17/09	$275,000	$316,250	6,250	$50.60	3255-031-06-009	LOTS 22 & 23 BLK 12 CRESTED BUTTE #595439
R070410	12/13/11	$300,000	$345,000	5,000	$69.00	3255-031-03-014	W 80' OF LOTS 12 & 13, W 80' OF NORTH 1/2 OF LOT 14 BLK 3 CRESTED BUTTE #609981
R070676	10/19/10	$415,000	$477,250	6,250	$76.36	3255-031-33-011	LOTS 1-2 BLK 18 CRESTED BUTTE #601473
R003042	12/08/10	$415,000	$477,250	6,250	$76.36	3255-031-27-010	LOTS 21-22 BLK 6 CRESTED BUTTE #602636
R043384	12/08/11	$450,000	$517,500	6,250	$82.80	3255-031-05-009	LOTS 17 & 18 BLK 11 CRESTED BUTTE #609907
R003044	04/03/14	$550,000	$563,695	6,250	$90.19	3255-031-27-013	LOTS 27-28 BLK 6 CRESTED BUTTE
R040008	09/26/13	$571,500	$618,935	7,250	$85.37	3255-031-08-003	TRACT 3 SAYA SUBDIVISION #622996
R070748	12/30/11	$580,000	$667,000	6,250	$106.72	3255-031-02-045	LOTS 12 & 13 BLK 2 CRESTED BUTTE #610562

2015
Gunnison County Board of Equalization:
Hearing # 9

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 2 Vacant Land Sales" list.

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

Property Owner:	**WATT JAMIE**
Account Number:	**R031383**
Parcel Number:	**3255-031-04-004**
Legal Description:	**LOTS 8-9 BLK 10 CRESTED BUTTE**
Value:	**$62,500**