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

County Administration 7/13/2015

CBOE # 10

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R017268	2015	802	3985-250-01-089

PROPERTY OWNER	LEGAL DESCRIPTION
BOND CAROL M 722 CREST DR CIMARRON, CO 81220-9516	AMENDED LOT 6 BLK 12 ARROWHEAD FILING 3 (BOUNDARY LINE ADJUSTMENT #589230) #590606 #595259

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		385,560	385,560
TOTALS		$385,560	$385,560

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.

(N22)

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.

cmbond13@gmail.com

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:

Received
County Adminstration
7/13/2015
CBOE # 10

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.)

$305,000.—

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.)

671 Crest - (3018 sqft 3 Car Gar (Big View Lot $324,500
700 Crest (2576 sqft 2 Car Gar. (View) Lot $264,200
702 Crest (2800 sqft. (Never Built $329,000
732 Crest (2313 sqft) 1 Car Gar View - $294,590

722 Crest 2088 sqft

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.

2571
483
2088

Carol Bond 970-862-8375 7/11/15
Signature Telephone Number Date
or 862-8475

*Attach letter of authorization signed by property owner.

Our total sqfootage includes the Garage of 2571 minus 483

Gmail by Google

Protest

Carol Bond <cmbond13@gmail.com>

Received
County Administration
7/13/2015

Protest: 722 Crest Dr. Cimarron CO

1 message

Tamarack <tamarackatarrowhead@gmail.com> Mon, Jun 1, 2015 at 7:01 PM
To: assessor@gunnisoncounty.org
Bcc: cmbond13@gmail.com

EXHIBIT A
Page 1 of 1

CBOE # 10

Tax protest for:
Acct: # R017268
Parcel # 3985-250-01-089
Built 1993, 2571 sf., 2 car gararge, Partial View
Bond Carol M
722 Crest Dr
Cimarron, CO 81220

I believe the assessed value of this property should be $305,000 based on the following criteria and comparables:

NEIGHBORING PROPERTIES:
1. 671 Crest Dr., Built 1987, 3018 sqft, 3 car garage, Massive View Lot, Assessed Value: $324,500
2. 700 Crest Dr., Built 1990, 2576 sqft., 1 car garage, Limited View, Assessed Value $264,200
3. 702 Crest Dr. Built 2005, 2800 sqft., Newer build, recently remodled, Limited View, Assessed Value $329,000
4. 732 Crest Dr. Built 1998, 2312 sqft., 1 car garage, Partial View, Assessed Value $294,590

SOLD PROPERTIES:
1. 301 Crest Dr., Built 1999, 2261 sqft., 1 car garage, Sold: 6/14/13 $240,000, Assessed Value: $247,280
2. 527 Crest Dr., Built 2006, 2066 sqft., 2 car garage, Sold: 4/4/14 $240,000, Assessed Value: $301,110
3. 2190 Spruce Rd., Built 1999, 2054 sqft.,2 car garage, Sold: 10/31/13 $300,000, Assessed Value: $306,970
4. 303 Crest Dr., Built 2001, 2076 sqft., 2 car garage, Sold: 11/22/11 $315,000, Assessed Value: $261,300

Carol Bond
Broker/Owner
Tamarack Group, Inc.
Tamarack At Arrowhead
240 Walnut Ave.
Grand Junction, CO
Cell: 970-497-9740
Office: 970-862-8375 or 970/242/2263

722 Crest
81220
Carol Bond

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

Received
County Administration
7/13/2015

CBOE #10

Breanna Shelton

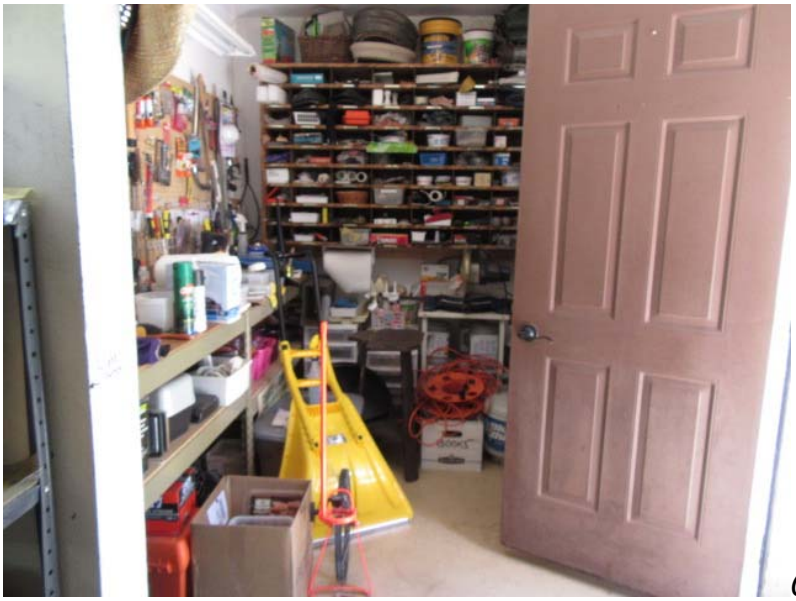
From: Tamarack <tamarackatarrowhead@gmail.com>
Sent: Friday, July 17, 2015 12:28 PM
To: Breanna Shelton; Jeri Simms; Carol M Bond
Subject: 722 Crest Dr. RO17268 Carol Bond

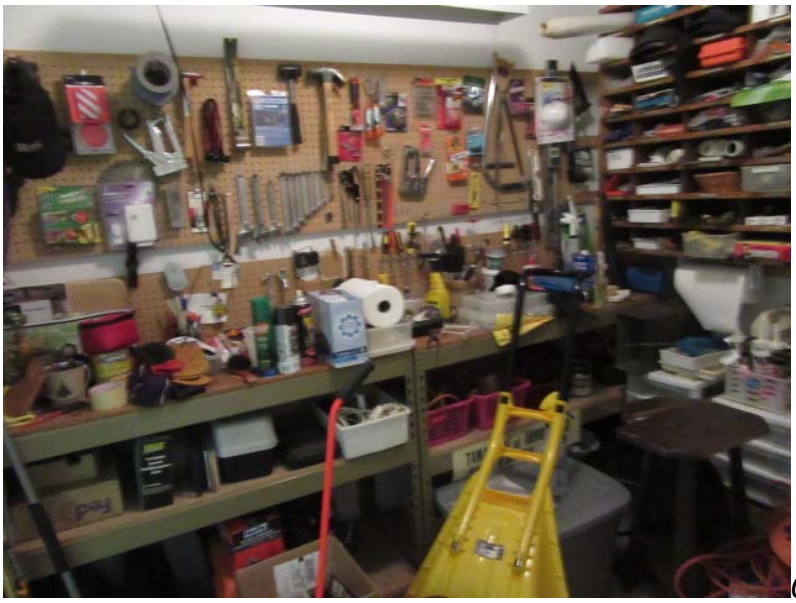
In reference to :
RO17268
Parcel # 3985-250-01-089 Lot 6, BLK012, FIL 3
722 Crest Dr. Cimarron, CO 81220
Carol Bond
Protest meeting: Tuesday, July 21, 2015, 3:30pm
I authorize Jeri Simms to represent me via phone (970-862-8477) and will send a signed authorization via fax.

The FST SEC on the first floor that measures 9x24 is NOT open to the living square footage but is in fact part of the GARAGE. This area is the Boiler room/hot water heater and part of garage storage. This is NOT living space, as it is open to the garage and not the house. Please see pictures below.

Garage Door Entrance

Enters into workshop in garage


Garage workshop


Garage workshop

From workshop into garage area

Boiler room in garage

water heater/boiler in garage area

from boiler room into garage area

boiler room in garage area

Carol Bond

Tamarack At Arrowhead
Cell: 970-208-6585
Office: 970-862-8477
www.arrowheadincolorado.com

Gunnison County
COLORADO

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

July 13, 2015

CBOE #10
Carol Bond
722 Crest Dr
Cimarron, CO 81220
cmbond13@gmail.com

Schedule Number:	R017268
Parcel Number:	3985-250-01-089
Property Description:	AMENDED LOT 6 BLK 12 ARROWHEAD FILING 3 (BOUNDARY LINE ADJUSTMENT #589230) #590606 #595259

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 3:30 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

Carol Bond
722 Crest Dr.
Cimarron, CO 81220

2015
Gunnison County Board of Equalization:
Hearing # 10

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 8 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:	**BOND CAROL M**
Account Number:	**R017268**
Parcel Number:	**3985-250-01-089**
Legal Description:	**AMENDED LOT 6 BLK 12 ARROWHEAD FILING 3 (BOUNDARY LINE ADJUSTMENT)**
Value:	**$385,560**

Residential Sales Comparable Inventory and Account Value Summary

Owner: **BOND CAROL M**
722 CREST DR
CIMARRON, CO 81220-9516

ACCOUNT #: **R017268**
PARCEL #: **3985-250-01-089**
ECON AREA: **8**

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R017268	**R014640**	**R017265**	**R011965**
PARCEL NUMBER:	3985-250-01-089	4047-010-04-031	3985-250-01-049	4049-060-04-003
PROPERTY ADDRESS:	722 CREST DR	1003 HAZEL LAKE DR	702 CREST DR	2190 SPRUCE RD
	ARROWHEAD AREA	ARROWHEAD AREA	ARROWHEAD AREA	ARROWHEAD AREA
LEGAL DESCRIPTION:	AMENDED LOT 6 BLK 12 ARROWHEAD FILING 3	LOT 4 BLK 12 ARROWHEAD	LOT 2 BLK 12 ARROWHEAD	LOT 11 BLK 5 ARROWHEAD
NET LAND AREA (SQ FT):	43,560	43,560	43,560	43,560
NET LAND AREA (ACRES):	1	1	1	1
# OF BUILDINGS:	1	1	1	1
ARCHITECTURAL STYLE:	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
ADJUSTED YEAR BUILT:	1993	1997	2005	1999
QUALITY CONSTRUCTION:	Average	Average	Average	Average
CONDITION:	Average	Average	Average	Average
RESIDENTIAL SQ FT:	2,355	2,413	1,624	1,908
FINISHED BASEMENT TYPE:			Walkout	
FINISHED BASEMENT SQ FT:			1,176	
UNFINISHED SQ FT:		503		366
GARAGE SQ FT:	699	747		747
VIEW:	Scenic	Limited	Scenic	Scenic
SALE DATE:		08/10/2012	06/18/2014	10/31/2013
SALES PRICE:		$300,000	$315,000	$300,000
TIME ADJUSTED SALES PRICE:		$369,000	$318,150	$327,000
NET ADJUSTMENTS:		-$5,725	$30,308	$57,314
ADJUSTED SELLING PRICE:		**$363,275**	**$348,458**	**$384,314**
SUBJECT ACCOUNT VALUE:	**$360,590**			

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 Sales #1, #2 and #3 are all located in the Arrowhead Subdivision which is the same as the subject property. Example Sales #2 and #3 are mentioned in the petitioner's packet. The square footage values in the petitioner's materials do not match those in the Assessor's records, which were obtained from physical inspection and measurement of the properties.

Conclusion: A correction has been made to the Subjest Property's square footage. Sales of residential properties within the Arrowhead Subdivision support a market value of $360,590 for the petitioner's property as of June 30, 2014.

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

FROM: **$385,560**
TO: **$360,590**