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 Adminstration
7/10/2015
CBOE #12

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R027640	2015	609	4045-320-03-025

PROPERTY OWNER	LEGAL DESCRIPTION
GILLIS RUSSELL E ETAL 723 PACIFIC DR GRAND JUNCTION, CO 81506-1851	LOTS 17 & 18 EAGLES REST PHASE I #592748

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		706,700	706,700
TOTALS		$706,700	$706,700

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 7/10/15

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:

CBOE #12

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.)

$ 538,349

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.)

See attached letter and documents

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.

Russell Gillis — Signature

(970) 216-5305 — Telephone Number

9 July 2015 — Date

*Attach letter of authorization signed by property owner.

Russell and Julie Gillis
723 Pacific Drive
Grand Junction CO 81506
(970) 216 – 5305
gillisruss@gmail.com

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9 July 2015

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

Re: Written protest of assessed value for Account #R027640

Dear Sir or Madam:

I am writing to protest the 2015 assessed value for account number R027640. The current year actual value as of June 30, 2014 of $706,700 is an increase of $207,240 over the prior year actual value as of June 30, 2012 of $499,460 or a 41.5 percent increase in a two year period.

According to the map on the front page of the 2015 Gunnison County Assessor's Report, the properties in the far southwest corner of Gunnison County had increases of anywhere from -10% to 30%. I understand from your office that our parcel is located in Economic Area 8 which from your graph appeared to have an overall increase in value of approximately 16% for the two year period.

Comparing our property which is located in a remote section of the county to several of the developments in Economic Area 8 closer to Gunnison or Crested Butte will not accurately describe the fair market value of our property. It appears that the formula or model used to apply values to the homes in our area may have a flaw resulting in an unwarranted jump in value.

As shown in your 2015 Reappraisal Economic Area 8 Single Family Residence Sales Report, the Cimarron River Area experienced very few sales during the Residential Improved Base Sales Study Period. There was one sale in our subdivision, account number R027642, at 684 Falcon Way which would be most representative of the market value of similar homes in our area. The sale price of $443,000 from 06/17/2013 as listed on the Assessor's Property Record Card which I have attached and is higher than the $425,000 shown on the Economic Area 8 spreadsheet also attached. The time adjusted sale price from the spreadsheet was $480,250. The time adjusted sales price can be broken down into a land value of $31,885 for the 1.42 acres based on the actual value for vacant land from account number R027641 of $36,600 for 1.63 acres (2015 valuation attached) and leaving a building value of $448,365. The total finished square footage of this home is 3,851 square feet which results in a value of $116/sq foot. (see calculations on spreadsheet "Comparables for Subject Property")

The assigned Current Year Actual Value as of June 30, 2014 for this same parcel (Account number R027640) is $661,640 or 38% higher than the time adjusted sales price and 59 percent

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higher than the Prior Year Actual Value as of June 30, 2012 ($417,400). These numbers again suggests that the valuation model contains an error compared to the average Zone 8 increase of 16% and a fair market transaction during the study period.

Applying the actual sales value calculated above to Account number R027640, results in a building value of $359,368 (116*3,098). The land value for the parcel in question would be $73,649 (3.28 acres * $36,600/1.63 acres). **This results in a valuation of $433,017.**

The next closest rural area with similar lots and homes with significant sales data would be from the Arrowhead development. I have attached a spreadsheet using the data from the Economic Area 8 Table supplied by the Assessor's office containing sales in the minimum 18 month period due to the large number of similar sales (14). This spreadsheet determines the building value in $/sq foot taking into account the land value as calculated above. These sales ranged from $93/sq ft to $219/sq ft with an average of $138/sq foot. This cross section of homes was built from 1982 to 2011 which is similar to the subject property which was built in 1992. Based on this value of these fair market sales, the value of the subject property would be **$501,173** (73,649 + 138*3,098)

This valuation appears to be a more realistic appraisal of the current market situation in this portion of Gunnison County. Many homes and undeveloped lots in this area have been on the market for extended periods of time with very few sales. This was more accurately modeled by the undeveloped lot valuations in the subdivision which dropped by 18 percent for the period ending June 30, 2014. (account number R027641 - $44,400 to $36,600)

Selecting 2 of the 14 homes as examples of comparable design and construction, I have attached the property record and pictures for account numbers R011184 and R016472. The first property is similar in size while the second property has 1086 sq feet of unfinished basement not included in the $/sq ft calculation. As shown in the attached table, these properties ranged from $189/sq ft to $204/sq ft ($122/sq ft if the unfinished basement is included) but are also over 10 years newer than the subject property. Interestingly, the 2015 assessed value of these properties range from **minus 12 percent to plus 1 percent** over the time adjusted sales price versus the Eagles Rest property's plus 38 percent increase over the time adjusted sales price.

Utilizing $150/sq ft as a median value from the above analysis, the subject property should be valued at $538,349.

I am not sure if I need to attend the hearing or if it is conducted strictly based on this written argument. I will be out of the country until July 26th and therefore would not be able to attend a hearing in person until after this date. Please let me know when the hearing is scheduled and I will do my best to attend.

Respectfully,

Russell Gillis

Russell Gillis

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Gunnison County COLORADO

2015 Gunnison County Assessor's Report

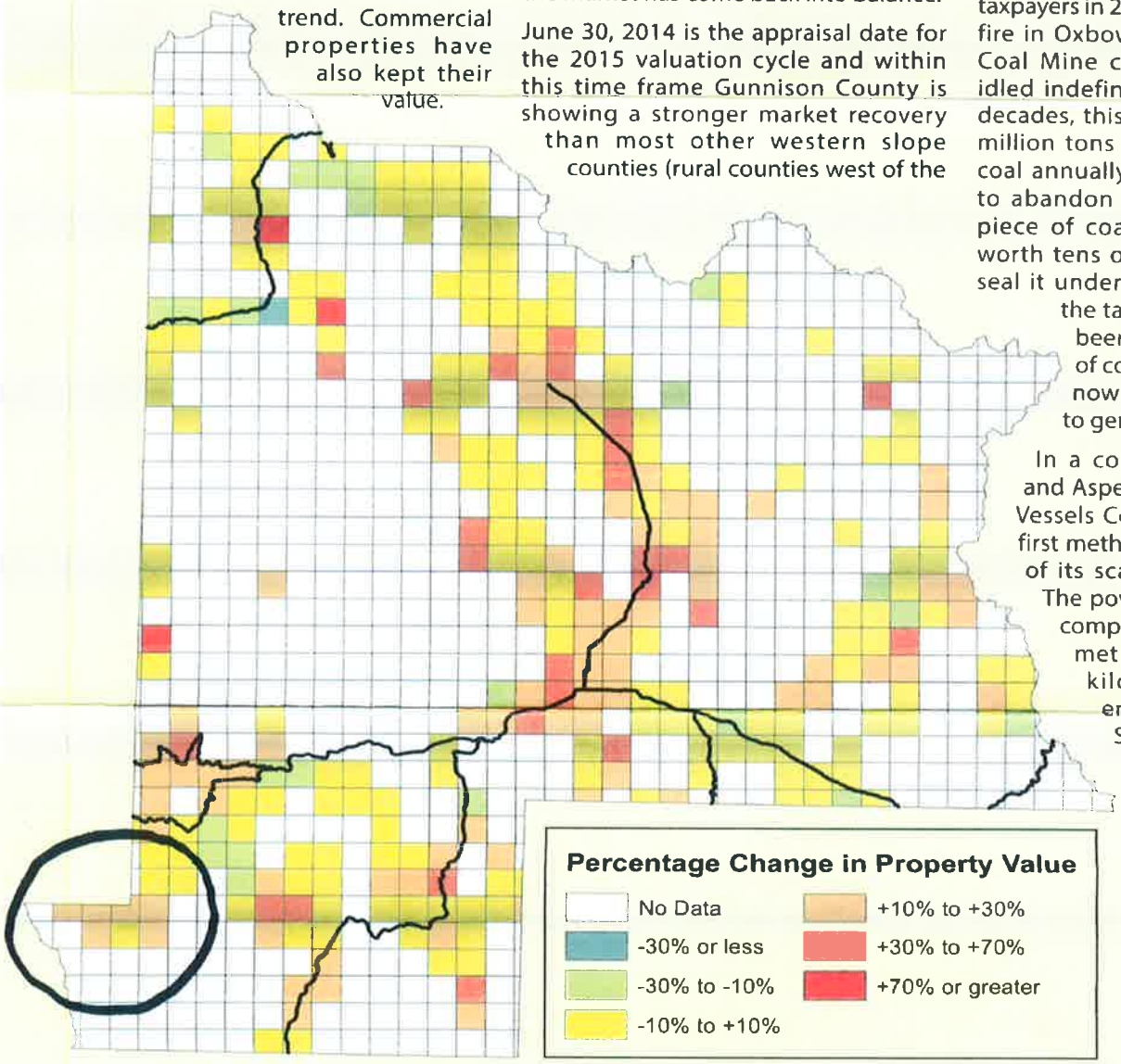
The local real estate market has experienced a healthy recovery from the economic downturn of the last decade. Single family residence sales have been the most robust, with values trending toward pre-recession levels. There are pockets of increased values for vacant land with an overall flat trend. Commercial properties have also kept their value.

Foreclosures have decreased substantially from their high point in 2011 and the impact on the market from the low sales prices associated with this distressed inventory is lessening. This is particularly evident with condominiums, which were hit hard by foreclosures and consequently regained significantly, as the market has come back into balance.

June 30, 2014 is the appraisal date for the 2015 valuation cycle and within this time frame Gunnison County is showing a stronger market recovery than most other western slope counties (rural counties west of the continental divide) and all other ski-tourism counties. Front range counties (metro counties directly east of the continental divide) have experienced strong valuation increases in all property types, indicating a healthy real estate market state-wide.

Gunnison County lost one of its top taxpayers in 2012 when an underground fire in Oxbow Carbon LLC's Elk Creek Coal Mine caused operations to be idled indefinitely. Operating for two decades, this mine produced nearly 4 million tons of low ash, low mercury coal annually. The fire forced Oxbow to abandon their longwall, a 68-ton piece of coal extraction equipment worth tens of millions of dollars, and seal it underground. However, while the taxable coal production has been lost, a waste by-product of coal mining, methane gas, is now being captured and used to generate clean electricity.

In a collaboration with Oxbow and Aspen Ski Corp, Denver-based Vessels Coal Gas built the nation's first methane gas fired power plant of its scale, in Gunnison County. The power plant extracts, cleans, compresses and converts waste methane gas into 24 million kilowatt hours of power, enough to fuel all of Aspen Ski Corp's operations. As a result of this recycled methane gas, 96,000 tons of carbon dioxide is being eliminated from the atmosphere annually, a greenhouse reduction equivalent to approximately 17,577 cars.



Gunnison County Assessor's Office
221 N. Wisconsin Suite A, Gunnison • 970-641-1085
www.gunnisoncounty.org

2015 REAPPRAISAL
ECONOMIC AREA 8 (RURAL GUNNISON COUNTY)
SINGLE FAMILY RESIDENCE SALES
SALES STUDY PERIOD: JULY 1, 2011 - JUNE 30, 2014

						INVENTORY AT TIME OF SALE											
ACCOUNT	SALE DATE	ADJ SALE PRICE	TIME-ADJUSTED SALE PRICE	ADDRESS	LAND ACRES	ABOVE GRADE SQ FT	FINISHED BASEMENT SQ FT	UNFINISHED BASEMENT OR STORAGE SQ FT	GARAGE SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	ARCHITECTURAL STYLE	VIEWS	ACCESS	UTILITIES	UNIQUE CHARACTERISTICS
VULCAN AREA																	
CAMP CREEK RANCHETTES																	
R025113	10/11/12	$150,000	$181,500	12408 COUNTY ROAD 1 TT	37.400	1,536			605	Fair	Average	1990	SUMMER SFR	SCENIC	SEASONAL	SOME	OFF GRID SOLA GENERATOR
R011149	05/30/13	$159,000	$181,260		37.810	1,428				Low	Below Average	1978	SUMMER SFR	TYPICAL	SEASONAL	SOME	CARPORT - 614 ACCESS
SAPINERO																	
MASDEN LAKE FORK COVE																	
R011417	04/02/12	$88,925	$112,935	437 COVE RD	0.300	1,156	756	400		Fair	Average	1974	CONVENTIONAL	SCENIC	SEASONAL	YES	MODERATE SL
R026056	02/21/14	$111,500	$117,075	1191 COVE RD	0.300	2,241			672	Average	Below Average	1966	CONVENTIONAL	SCENIC	SEASONAL	YES	
R011785	07/29/13	$85,000	$95,200	28 COVE RD	0.300	808				Low	Average	2008	CABIN	PANORAMIC	SEASONAL	YES	
R012100	04/19/13	$45,000	$51,750	919 COVE RD	0.300	432				Fair	Average	1976	CONVENTIONAL	TYPICAL	YEAR-ROUND	YES	
BLUE MESA SUBDIVISION																	
R011426	04/25/14	$175,000	$180,250	4235 BLUE MESA DR	4.000	1,056				Average	Average	1984	CONVENTIONAL	SCENIC	SEASONAL	YES	
CIMARRON RIVER AREA																	
R014726	09/06/12	$110,000	$134,200	319 JOHNSON PARK RD	1.000	720				Low	Average	1973	SUMMER SFR	SCENIC	SEASONAL	NO	
R014662	11/15/13	$50,000	$54,000	1120 JOHNSON PARK RD	0.250	707				Poor	Below Average	1960	CABIN	SCENIC	YEAR-ROUND	NO	WATER INFLUE
LITTLE BIGHORN SUBDIVISION																	
R014541	08/21/12	$145,000	$178,350	1307 COUNTY ROAD 858	1.080	1,248			894	Average	Average	1983	CONVENTIONAL	TYPICAL	YEAR-ROUND	YES	
EAGLE'S REST SUBDIVISION																	
R027642	06/17/13	$425,000	$480,250	684 FALCON WAY	1.420	2,500	870		720	Fair	Average	1994	CONVENTIONAL	PANORAMIC	SEASONAL	YES	
SILVERJACK SUBDIVISION																	
R014529	10/27/12	$150,000	$181,500	28 COLUMBINE TRL	5.040	1,120				Average	Average	1975	CONVENTIONAL	SCENIC	SEASONAL	YES	
BEARCLAW SUBDIVISION																	
R014615	06/12/13	$100,000	$113,000	479 BEAR TRL	5.630	668				Low	Average	1975	SUMMER SFR	TYPICAL	SEASONAL	YES	

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ECONOMIC AREA 8 (RURAL GUNNISON COUNTY)
SINGLE FAMILY RESIDENCE SALES
SALES STUDY PERIOD: JULY 1, 2011 - JUNE 30, 2014

						INVENTORY AT TIME OF SALE											
ACCOUNT	SALE DATE	ADJ SALE PRICE	TIME-ADJUSTED SALE PRICE	ADDRESS	LAND ACRES	ABOVE GRADE SQ FT	FINISHED BASEMENT SQ FT	UNFINISHED BASEMENT OR STORAGE SQ FT	GARAGE SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	ARCHITECTURAL STYLE	VIEWS	ACCESS	UTILITIES	UNIQUE CHARACTERISTICS
PINE CREEK MESA / BLUE MESA AREA																	
R030122	12/20/12	$775,000	$922,250	12224 US HIGHWAY 50	36.002	4,834	1,872		814	Average	Average	1996	CONVENTIONAL	TYPICAL	YEAR-ROUND	YES	MODERATE SLOPE
R012454	10/31/12	$120,000	$145,200	12347 US HIGHWAY 50	4.612	1,122				Fair	Average	1973	A FRAME	SCENIC	YEAR-ROUND	YES	
ARROWHEAD																	
R016360	09/09/11	$465,000	$623,100	572 COLUMBINE DR	1.000	2,560	928		720	Average	Average	1990	CONVENTIONAL	TYPICAL	SEASONAL	YES	ON MAN ROAD
R011184	12/24/13	$475,000	$508,250	1601 SPRUCE RD	0.750	1,526		1,073	576	Good	Good	2008	LOG HOME	SCENIC	SEASONAL	YES	MODERATE SLOPE
R016309	10/29/12	$330,000	$399,300	637 CREST DR	1.000	1,484	1,008			Average	Good	2007	CONVENTIONAL	SCENIC	SEASONAL	YES	ON MAN ROAD
R016407	11/18/11	$295,000	$389,400	303 CREST DR	1.000	1,650	384		588	Average	Average	2001	SUMMER SFR	TYPICAL	SEASONAL	YES	DRIVEWAY OFF MAIN RD
R014640	08/10/12	$300,000	$369,000	1003 HAZEL LAKE DR	1.000	2,413		503	747	Average	Average	1997	CONVENTIONAL	LIMITED	SEASONAL	YES	DRIVEWAY OFF MAIN RD
R012503	06/22/12	$285,000	$356,250	201 ASPEN DR	1.000	3,079		384	1,384	Average	Average	1987	CONVENTIONAL	TYPICAL	SEASONAL	YES	ON MAN ROAD
R016472	11/25/13	$322,000	$347,760	663 CREST DR	1.000	1,591		1,086		Average	Good	2005	LOG HOME	PANORAMIC	SEASONAL	YES	DRIVEWAY OFF MAIN RD
R011965	10/31/13	$300,000	$327,000	2190 SPRUCE RD	1.000	1,908		366	747	Average	Average	1999	CONVENTIONAL	LIMITED	SEASONAL	YES	ON MAN ROAD
R017265	06/18/14	$315,000	$318,150	702 CREST DR	1.000	1,624	1,176			Average	Average	2005	CONVENTIONAL	SCENIC	SEASONAL	YES	DRIVEWAY OFF MAIN RD
R014759	02/21/13	$267,000	$312,390	1303 HAZEL LAKE DR	1.000	3,111			702	Good	Average	2005	CONVENTIONAL	TYPICAL	SEASONAL	YES	ON MAN ROAD
R012110	03/20/14	$300,000	$312,000	779 BALSAM DR	0.750	1,351				Average	Good	2011	CONVENTIONAL	SCENIC	SEASONAL	YES	DRIVEWAY OFF MAIN RD
R011981	08/10/11	$229,500	$309,825	556 SNOWSHOE LN	0.750	1,353	714		294	Average	Average	1998	CONVENTIONAL	TYPICAL	SEASONAL	YES	DRIVEWAY OFF MAIN RD
R014854	06/13/14	$266,500	$269,165	1001 HAZEL LAKE DR	1.000	1,472	448	448		Average	Average	1997	CONVENTIONAL	LIMITED	SEASONAL	YES	ON MAN ROAD
R016464	06/14/13	$230,000	$259,900	301 CREST DR	1.000	1,540	875			Average	Average	1995	LOG HOME	TYPICAL	SEASONAL	YES	CARPORT - 112 SF, ON MAN ROAD
R011824	04/10/14	$242,500	$249,775	325 PONDEROSA WAY	0.750	1,120	922	198		Fair	Average	2005	SUMMER SFR	SCENIC	SEASONAL	YES	DRIVEWAY OFF MAIN RD
R012108	08/22/13	$225,000	$249,750	771 SPRUCE RD	0.750	1,407			576	Fair	Average	1976	A FRAME	LIMITED	SEASONAL	YES	ON MAN ROAD
R016325	04/04/14	$240,000	$247,200	527 CREST DR	1.000	1,493	690		500	Good	Average	2006	LOG HOME	TYPICAL	SEASONAL	YES	DRIVEWAY OFF MAIN RD
R011690	10/18/11	$184,500	$245,385	200 SPRUCE RD	0.750	1,368				Fair	Average	1996	CONVENTIONAL	TYPICAL	SEASONAL	YES	ON MAIN ROAD
R011440	06/28/12	$184,000	$230,000	465 PONDEROSA WAY	0.750	1,139				Fair	Average	1983	CONVENTIONAL	TYPICAL	SEASONAL	YES	DRIVEWAY OFF MAIN RD
R011722	08/13/12	$162,500	$199,875	131 LAKE RD	1.000	832				Fair	Average	1980	CONVENTIONAL	LIMITED	SEASONAL	YES	ON MAN ROAD
R011892	12/20/13	$170,000	$181,900	220 BALSAM RD	0.750	1,488				Average	Average	1982	CONVENTIONAL	LIMITED	SEASONAL	YES	ON MAIN ROAD
R011266	01/23/14	$167,450	$177,497	1153 SPRUCE RD	0.750	960	144	816		Fair	Average	1988	CONVENTIONAL	LIMITED	SEASONAL	YES	DRIVEWAY OFF MAIN RD
R011719	10/01/13	$120,000	$130,800	520 BALSAM RD	0.750	1,160				Fair	Below Average	1982	A FRAME	LIMITED	SEASONAL	YES	DRIVEWAY OFF MAIN RD
IRWIN																	
TOWN OF IRWIN																	
R013020	07/20/11	$155,000	$210,800	451 9TH ST	0.686	1,160				Fair	Average	1979	LOG HOME		SEASONAL	SOME	OFF GRID GENERATOR
R030185	01/26/12	$148,000	$192,400	390 7TH ST	1.068	721				Fair	Average	1986	A FRAME		SEASONAL	SOME	OFF GRID SOLAR

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Comparables for Subject Property Account Number: R027640

Account	Sale Date	Sales Price	Adj Sales Price	Land acres	Land Value	Above Grade	Fin Basement	Total Finished	$/sq ft	Building Value	Total Value	2015 Assessed Value	% diff
Eagles Rest Subdivision													
R027640		Subject Property		3.28	$73,649	3098	0	3098	$150	$464,700	$538,349	$706,700	31%
R027642	6/17/2013	$443,000	$480,250	1.42	$31,885	2,981	870	3,851	$116	$448,365	$480,250	$661,640	38%
Arrowhead Subdivision													
R011184	12/24/2013	$475,000	$508,250	0.75	$16,841	1,526	1,073	2,599	$189	$491,410	$508,250	$447,920	-12%
R016472	11/25/2013	$322,000	$347,760	1	$22,454	1,591	0	1,591	$204	$325,306	$347,760	$352,820	1%

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

Date of Notice: May 1, 2015
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
R027641	2015	609	4045-320-03-016

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PROPERTY OWNER	LEGAL DESCRIPTION
5644*21**50***1.021**2/2**********AUTO**5-DIGIT 81505 GILLIS RUSSELL E ETAL 723 PACIFIC DR GRAND JUNCTION CO 81506-1851	LOT 19 EAGLES REST PHASE I #614276

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2012	CURRENT YEAR ACTUAL VALUE as of June 30, 2014	+ OR - CHANGE
Vacant	44,400	36,600	-7,800
TOTALS	$44,400	$36,600	-$7,800

18% decrease in value

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.63

ELECTRICITY:	No
SEWER:	
WATER:	Well Installed
SITE ACCESS:	Seasonal
OTHER ATTRIBUTES:	
SUBDIVISION:	Eagles Rest Subdivision

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

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GNN-L6GAUTYF

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY.

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Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
GILLIS RUSSELL E ETAL GILLIS JULIE M 723 PACIFIC DR GRAND JUNCTION, CO 81506-1851	
Business Name:	NA

Today's Date:	July 9, 2015
Appraisal Year:	2015

Account Number:	R027640
Parcel Number:	4045-320-03-025
Account Type:	Residential
Economic Area:	Econ Area 8
Tax District:	609
Mill Levy:	55.118

Property Location:	2745 PEREGRINE WAY, CIMARRON RIVER AREA
Neighborhood:	SOUTHWEST SEASONAL
LEA:	EAGLES REST I & II (80600)
Subdivision:	EAGLES REST SUBDIVISION
Condo:	
Legal Description:	LOTS 17 & 18 EAGLES REST PHASE I #592748
Parcel Notes	TOTAL PARCEL = 3.28 AC (1.64 AC EACH LOT)

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$73,200	$5,830	$633,500	$50,430	$706,700	$56,260

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$499,460	$39,760	55.118	$2,191.51
2013	$462,120	$36,790	48.709	$1,792.01
2012	$488,510	$38,890	43.488	$1,691.24
2011	$488,510	$38,890	43.451	$1,689.81
2010	$513,910	$40,910	40.086	$1,639.92
2009	$513,910	$40,910	38.906	$1,591.64
2008	$544,870	$43,370	40.502	$1,756.56
2007	$544,870	$43,370	35.046	$1,519.96
2006	$457,340	$36,400	42.687	$1,553.80

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	3.280	SEASONAL PRIVATELY MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW TREE TYPE - EVERGREEN TREE TYPE - ASPEN SITE IMPROVEMENTS - IMPROVED DIRT OR

CBOE #12

							GRAVEL DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE

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Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
08/04/2009	$475,000	DAVIDSON HOWARD ETAL	GILLIS RUSSELL E ETAL	Improved	592748	WARRANTY DEED - FEE
03/19/1991	$22,500	Unknown	Unknown	Vacant	B000688P0008	WARRANTY DEED - FEE

Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Good	**Stories**	2	**Primary Heating System**	Baseboard or Wall - Electric
Building Description	CONVENTIONAL	**Exterior Condition**	Good	**Roof**	Seamed Metal - Painted	**Domestic Hot Water**	Electric Storage Tank
Original Year Built	1992	**Interior Condition**	Good	**Exterior**	Stone & Wood or Log	**Landscaping**	0
Effective Year Built	1992	**Bedrooms**	4	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	3	**Windows**	Good		

Building Square Footage or Units:

Above-grade Living Area	3,098 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	664 sqft

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Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
RESTORATION POINT LLC 5121 MARINERS DR PLANO, TX 75093-2504	
Business Name:	NA

Today's Date:	May 28, 2015
Appraisal Year:	2015

Account Number:	R027642
Parcel Number:	4045-320-03-017
Account Type:	Residential
Economic Area:	Econ Area 8
Tax District:	609
Mill Levy:	55.118

Property Location:	684 FALCON WAY, CIMARRON RIVER AREA
Neighborhood:	SOUTHWEST SEASONAL
LEA:	EAGLES REST I & II (80600)
Subdivision:	EAGLES REST SUBDIVISION
Condo:	
Legal Description:	LOT 20 EAGLES REST PHASE I #620833 #620834
Parcel Notes	TOTAL PARCEL = 1.42 AC STATEMENT OF AUTHORITY #620832 RECORDED JUN 19 2013 RESTORATION POINT LLC&edsp;

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$36,600	$2,910	$625,040	$49,750	$661,640	$52,660

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$417,400	$33,220	55.118	$1,831.03
2013	$291,820	$23,220	48.709	$1,131.04
2012	$319,400	$25,420	43.488	$1,105.48
2011	$319,400	$25,420	43.451	$1,104.52
2010	$383,490	$30,530	40.086	$1,223.83
2009	$383,490	$30,530	38.906	$1,187.80
2008	$371,230	$29,550	40.502	$1,196.84
2007	$371,230	$29,550	35.046	$1,035.60
2006	$300,770	$23,940	42.687	$1,021.92

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes

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SINGLE FAM.RES.-LAND	Residential	1.420	SEASONAL PRIVATELY MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW VIEWS - PANORAMIC OR OUTSTANDING TREE TYPE - ASPEN SITE IMPROVEMENTS - RETAINING WALLS SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
06/17/2013	$443,000	JENSEN JAN	RESTORATION POINT LLC	Improved	620834	WARRANTY DEED - FEE
06/17/2013		JENSON LINDA ESTATE OF	RESTORATION POINT LLC	N/A	620833	PERS REP DEED - NO FEE
10/14/1992	$30,000	Unknown	Unknown	Vacant	B000716P0003	WARRANTY DEED - FEE

Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Good	**Stories**	1	**Primary Heating System**	Radiant - Multiple Controls
Building Description	CONVENTIONAL	**Exterior Condition**	Good	**Roof**	Seamed Metal - Painted	**Domestic Hot Water**	Gas Storage Tank
Original Year Built	1994	**Interior Condition**	Good	**Exterior**	Stone & Wood or Log	**Landscaping**	0
Effective Year Built	2000	**Bedrooms**	6	**Foundation**	Concrete Block		
Percent Complete	100%	**Bathrooms**	3	**Windows**	Good		

Building Square Footage or Units:

Above-grade Living Area	2,981 sqft
Finished Basement	870 sqft
Unfinished Basement	0 sqft
Garage	720 sqft

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Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
WOLKART JEFFRY DANIEL ETAL WOLKART TERRELL PARR 100 SAVANNA DR LULING, LA 70070-3207	
Business Name:	NA

Today's Date:	July 9, 2015
Appraisal Year:	2015

Account Number:	R011184
Parcel Number:	4049-070-03-014
Account Type:	Residential
Economic Area:	Econ Area 8
Tax District:	622
Mill Levy:	56.101

Property Location:	1601 SPRUCE RD, ARROWHEAD AREA
Neighborhood:	ARROWHEAD
LEA:	ARROWHEAD (80505)
Subdivision:	ARROWHEAD FILING 1
Condo:	
Legal Description:	LOT 5 BLK 15 ARROWHEAD FILING 1 #624923
Parcel Notes	TOTAL PARCEL = .75 AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$54,000	$4,300	$393,920	$31,360	$447,920	$35,660

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$316,880	$25,230	56.101	$1,415.43
2013	$316,880	$25,230	49.659	$1,252.89
2012	$487,340	$38,800	44.034	$1,708.52
2011	$487,340	$38,800	44.240	$1,716.51
2010	$400,190	$31,850	40.963	$1,304.67
2009	$91,670	$7,290	39.818	$290.28
2008	$58,800	$17,050	41.424	$706.28
2007	$58,800	$17,050	36.247	$618.00
2006	$37,500	$10,880	43.703	$475.48

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
							ARROWHEAD - VIEW LOT ARROWHEAD - ON MAIN ROAD ARROWHEAD - UTILITIES UNIQUE CHARACTERISTICS - MODERATE

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SINGLE FAM.RES.-LAND	Residential	0.750	SEASONAL PRIVATELY MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	DOMESTIC INSTALLED	SLOPE LESS THAN 45 DEG TREE TYPE - EVERGREEN TREE TYPE - ASPEN SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE UNIQUE CHARACTERISTICS - SOUTHERN EXPOSURE TREE TYPE - PINON JUNIPER SITE IMPROVEMENTS - RETAINING WALLS

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/24/2013	$475,000	FOWLER MARK W ETAL	WOLKART JEFFRY DANIEL ETAL	Improved	624923	GEN WARR DEED - FEE
10/18/2007	$83,000	WILLIAMS FAMILY TRUST	FOWLER MARK W ETAL	Vacant	579727	WARRANTY DEED - FEE
09/12/2005	$55,000	ELLIOTT VIRGINIA M TRUSTEE	WILLIAMS FAMILY TRUST	Vacant	558128	GEN WARR DEED - FEE

Building Information

Building Number 1:

Occupancy Type	LOG HOME	**Quality of Construction**	Good	**Stories**	2	**Primary Heating System**	
Building Description	LOG HOME	**Exterior Condition**	Good	**Roof**	Seamed Metal - Painted	**Domestic Hot Water**	
Original Year Built	2008	**Interior Condition**	Good	**Exterior**	Logs - Full	**Landscaping**	0
Effective Year Built	2008	**Bedrooms**	2	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	2	**Windows**	Average		

Building Square Footage or Units:

Above-grade Living Area	1,526 sqft
Finished Basement	1073 sqft
Unfinished Basement	0 sqft
Garage	576 sqft

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
RIEKEN RICHARD J ETAL RIEKEN JEAN C 3555 OWENS ST WHEAT RIDGE, CO 80033-5571	
Business Name:	NA

Today's Date:	July 9, 2015
Appraisal Year:	2015

Account Number:	R016472
Parcel Number:	3985-250-01-069
Account Type:	Residential
Economic Area:	Econ Area 8
Tax District:	802
Mill Levy:	45.200

Property Location:	663 CREST DR, ARROWHEAD AREA
Neighborhood:	ARROWHEAD
LEA:	ARROWHEAD (80505)
Subdivision:	ARROWHEAD FILING 3
Condo:	
Legal Description:	LOT 19 BLK 8 ARROWHEAD FILING 3 #624034
Parcel Notes	TOTAL PARCEL = 1.0 AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$64,010	$5,100	$288,810	$22,990	$352,820	$28,090

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$285,120	$22,700	45.200	$1,026.04
2013	$285,120	$22,700	43.579	$989.23
2012	$445,490	$35,470	40.077	$1,421.51
2011	$445,490	$35,470	40.151	$1,424.16
2010	$264,040	$21,010	38.764	$814.43
2009	$264,040	$21,010	38.045	$799.32
2008	$296,340	$23,590	38.317	$903.88
2007	$296,340	$23,590	37.805	$891.80
2006	$80,350	$6,400	42.156	$269.80

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
							LAND TYPE PRIMARY - MEADOW LAND TYPE PRIMARY - SAGE TREE TYPE - EVERGREEN TREE TYPE - ASPEN

CBOE # 12

SINGLE FAM.RES.-LAND	Residential	1.000	SEASONAL PRIVATELY MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	DOMESTIC INSTALLED	ARROWHEAD - PANORAMIC VIEW LOT ARROWHEAD - UTILITIES ARROWHEAD - DRIVE WAY OFF MAIN ROAD SITE IMPROVEMENTS - UNIMPROVED DIRT DRIVEWAY

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Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
11/25/2013	$322,000	HAWK LIVING FAMILY TRUST	RIEKEN RICHARD J ETAL	Improved	624034	GEN WARR DEED - FEE
04/05/2011		HAWK FAMILY REVOCABLE A B TRUST	HAWK FAMILY REVOCABLE A B TRUST DECEDENTS TRUST	N/A	605141	QUIT CLAIM DEED - NO FEE
09/22/2004	$69,500	EPPERSON VAUGHN K	HAWK LIVING FAMILY TRUST	Vacant	546560	GEN WARR DEED - FEE

Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Average	**Stories**	2	**Primary Heating System**	Forced Air - Gas
Building Description	LOG HOME	**Exterior Condition**	Good	**Roof**	Seamed Metal - Painted	**Domestic Hot Water**	Gas Storage Tank
Original Year Built	2005	**Interior Condition**	Average	**Exterior**	Logs - Full	**Landscaping**	0
Effective Year Built	2005	**Bedrooms**	2	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	2	**Windows**	Average		

Building Square Footage or Units:

Above-grade Living Area	1,591 sqft
Finished Basement	0 sqft
Unfinished Basement	1086 sqft
Garage	0 sqft

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Russ Gillis
723 Pacific Dr.
Grand Jct, CO 81506

RUSS GILLIS
(970) 216-5305
THE UPS STORE #1349
STE 2
2695 PATTERSON RD
GRAND JUNCTION CO 81506-8848

1 LBS 1 OF 1
SHP WT: 1 LBS
DATE: 09 JUL 2015

SHIP GCB OF EQUALIZATION
TO: 200 E VIRGINIA AVE

GUNNISON CO 81230-2248

CO 812 1-01

UPS GROUND
TRACKING #: 1Z 143 8W7 03 2258 5579

BILLING: P/P

ISH 13.00N E2844 63.5V 04/2015

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CBOE #12

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

Gunnison County
COLORADO

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

July 13, 2015

CBOE #12
Russell E. Gillis
723 Pacific Dr
Grand Junction, CO 81506
gillisruss@gmail.com

Schedule Number: R027640
Parcel Number: 4045-320-03-025
Property Description: LOTS 17 & 18 EAGLES REST PHASE I #592748

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 4:00 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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ZIP 81230 $ 000.48[5]
02 1W
0001368390 JUL 14 2015

Russ Gillis
723 Pacific Dr
Grand Junction, CO 81506

2015
Gunnison County Board of Equalization:
Hearing # 12

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:	**GILLIS RUSSELL E ETAL**
Account Number:	**R027640**
Parcel Number:	**4045-320-03-025**
Legal Description:	**LOTS 17 & 18 EAGLES REST PHASE I**
Value:	**$706,700**

Residential Sales Comparable Inventory and Account Value Summary

Owner: GILLIS RUSSELL E ETAL
723 PACIFIC DR
GRAND JUNCTION, CO 81506-1851

ACCOUNT #: R027640
PARCEL #: 4045-320-03-025
ECON AREA: 8

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R027640	R027642	R011184	R016472
PARCEL NUMBER:	4045-320-03-025	4045-320-03-017	4049-070-03-014	3985-250-01-069
PROPERTY ADDRESS:	2745 PEREGRINE WAY	684 FALCON WAY	1601 SPRUCE RD	663 CREST DR
	CIMARRON RIVER AREA	CIMARRON RIVER AREA	ARROWHEAD AREA	ARROWHEAD AREA
LEGAL DESCRIPTION:	LOTS 17 & 18 EAGLES REST PHASE 1	LOT 20 EAGLES REST PHASE I	LOT 5 BLK 15 ARROWHEAD FILING 1	LOT 19 BLK 8 ARROWHEAD FILING 3
NET LAND AREA (SQ FT):	142,877	61,855	32,670	43,560
NET LAND AREA (ACRES):	3.2800	1.4200	0.7500	1.0000
# OF BUILDINGS:	1	1	1	1
ARCHITECTURAL STYLE:	CONVENTIONAL	CONVENTIONAL	LOG HOME	LOG HOME
ADJUSTED YEAR BUILT:	1992	1994	2008	2005
QUALITY CONSTRUCTION:	Good	Fair	Good	Average
CONDITION:	Good	Average	Good	Good
RESIDENTIAL SQ FT:	3,098	2,500	1,526	1,591
FINISHED BASEMENT TYPE:		Walkout	Walkout	
FINISHED BASEMENT SQ FT:		870	1,073	
UNFINISHED BSMNT SQ FT:				1,086
GARAGE SQ FT:	664	720	576	
VIEWS:	Scenic	Panoramic	Scenic	Panoramic
SALE DATE:		06/17/2013	12/24/2013	11/25/2013
SALES PRICE:		$425,000	$475,000	$322,000
TIME ADJUSTED SALES PRICE:		$480,250	$508,250	$347,760
NET ADJUSTMENTS:		$470,215	$295,476	$347,852
ADJUSTED SELLING PRICE:		**$950,465**	**$803,726**	**$695,612**
SUBJECT ACCOUNT VALUE:	**$706,700**			

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 Sale #1 is located in the Eagle's Rest Subdivision which is the same as the Subject Property's location. This example's inventory is very different than what the Petitioner analyzed due to an extensive remodel and addition after the property sold in 2013. The 2015 valuation of this property after the extensive remodel and addition is $661,640.

Example Sales #2 and #3 are mentioned in the Petitioner's packet. Both of these examples are located in the Arrowhead Subdivision. Petitioner's analysis uses land values that differ from those used by the Assessor, which were developed from an analysis of vacant land sales in Arrowhead.

All three examples are generating large net adjustments due to the differences in size, quality, condition and location.

Conclusion: Sales of residential properties within Economic Area 8, in reasonably close proximity to the subject, support a market value of $706,700 for the petitioner's property as of June 30, 2014.

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