CBOE #03

2015 REAL PROPERTY NOTICE OF DETERMINATION

Received
County Adminstration
7/9/2015

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

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R010796	2015	601	3787-100-28-023

PROPERTY OWNER	LEGAL DESCRIPTION
HAMILTON CLINT D ETAL 14820 BELLBROOK DR DALLAS, TX 75254-7647	UNIT 31 BLDG I HEATHERWOOD VILLAS CONDOS 5 #619963

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		439,580	326,150
TOTALS		$439,580	$326,150

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.

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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:

CBOE # 03

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.)

$ 270,000

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 included email.

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.

Julie S. Hamilton — Signature
214-704-8976 — Telephone Number
7-8-15 — Date

*Attach letter of authorization signed by property owner.

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County Adminstration
7/9/2015

CBOE #03

Subject: Fwd: Real Property Protest Procedure

From: Julie Hamilton (juliehamilton_@mac.com)

To: paperclipcc@yahoo.com;

Date: Wednesday, July 8, 2015 3:19 PM

Please print this email. I'll be in shortly to pick-up.

Thanks,

Julie

Sent from my iPad

Begin forwarded message:

> **From:** Kristy Mcfarland <KMcfarland@gunnisoncounty.org>
> **Date:** June 3, 2015 at 4:24:28 PM MDT
> **To:** Julie Hamilton <juliehamilton_@mac.com>
> **Subject: RE: Real Property Protest Procedure**

> Hi Clint and Julie,
>
> Thanks very much for the good information. I will be sure to forward to the appraiser reviewing your appeal.
>
> Regards,
>
> Kristy

> **From:** Julie Hamilton [mailto:juliehamilton_@mac.com]
> **Sent:** Monday, June 01, 2015 4:06 PM
> **To:** Kristy Mcfarland
> **Subject:** Re: Real Property Protest Procedure

> Kristy,

Our estimate of our property's value as of June 30, 2014 is $270,000. The value is based on the price we paid for the condominium in May 2013, as well as an independent appraisal done on April 15th, 2013. I have attached the appraisal for your record.

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EXHIBIT A Page 2 of 5

Below please find a comparison of our property to a similar property in the same area. Both properties are listed on your report of appraisal sales and sold BELOW the value assigned by the county in 2012.

Account #	Sale Date	Sale Price	2012 Valuation	2015 Valuation	Address	YearBuilt	
R010781	8/28/2013	$239,000	250,110	$370,250	108 CAMINO DEL RIO UNIT F-18	1981	On River
*R010796	5/3/2013	$263,000	297,510	$439,580	116 CAMINO DEL RIO UNIT I-31	1981	On River

The other property has had updates while our unit has not any. The bathrooms, kitchen, heating, appliances & water heater in our unit are all original.

Not only do we disagree with the county's valuation of our property, we do not find an increase is supported by the sales of similar properties in our area.

We appreciate your time and effort in this matter. If there is anything else we may provide or discuss with you, please let us know.

Thank you,

Clint & Julie Hamilton

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7/9/2015

On May 29, 2015, at 6:26 PM, Kristy Mcfarland <KMcfarland@gunnisoncounty.org> wrote:

CBOE #03

Dear Clint and Julie,

Thank you for your inquiry and the information you provided regarding your Heatherwood condominium. We have initiated an appeal for your 2015 value. Our appraisers will review your property record and a determination notice will be sent to you no later than June 30, 2015. If you have specific information regarding your condo (in terms of how it is the same or different from the sales), please email it to us before June 1st, or set up a telephone conference with an appraiser on Monday. That is the last day of the appeal period. While you're welcome to stop by any time, June is typically very busy with the appraisers physically inspecting properties that appealed.

The 2015 reappraisal is based on sales activity in the 2-5 years prior to June 30, 2014. Sales occurring after the appraisal date of June 30, 2014 and real estate listings are not considered. Sales occurring early in the time frame are time trended to match market conditions as of the appraisal date, June 30, 2014.

The mass appraisal process used by the Assessor's Office derives a value for each property using all the open market sales of similar properties in the same Economic Area. The complete set of open market sales is listed on our website, and we encourage you to review these sold properties to see how they compare to your own. The Assessor's office analyses this full set of sales in order to get the best possible understanding of how individual characteristics like size, quality, condition and location influence value. These characteristics include construction quality, location, condition, age, square footage and the existence or non-existence of a garage. This model is then tested back against the actual market sales of existing properties within the time frame.

Information about Gunnison County's assessment and appeals process can be found on our website: http://www.gunnisoncounty.org/665/Assessment-Process The sales used in this reappraisal are on this page: http://www.gunnisoncounty.org/678/Reappraisal-Sales The spreadsheet you'll be interested in is Economic Area 1 à Residential Property à Condominium Sales.

Please don't hesitate to contact us if you would like help navigating our website, or have

questions regarding the appeal process.

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Kind regards,

Kristy

Kristy McFarland

Gunnison County Assessor

221 N. Wisconsin St., Suite A

Gunnison, CO 81230

phone - 970.641.1085

http://www.gunnisoncounty.org/132/Assessors-Office

-----Original Message-----
From: Julie Hamilton [mailto:juliehamilton_@mac.com]
Sent: Thursday, May 28, 2015 10:07 PM
To: Assessor
Cc: Clint Hamilton
Subject: Real Property Protest Procedure

Account #R010796

Parcel # 3787-100-28-023

We are protesting your valuation of our property, Unit 31 BLDG 1 Heatherwood Villas Condos 5#619963. The valuation you came to does not reflect the value of our property or the properties in our neighborhood.

Our unit has not had any improvements done to the original 1981 construction. We purchased our property for $265,000 in May of 2013, during the time specified to analyze the value. In addition, a private appraisal was done to confirm the unit's worth.

Received
County Adminstration
7/9/2015

We will not be in Gunnison until June 24th but would like to discuss your valuation. Please let us know if we may meet with you after we arrive in Gunnison or what our options are before.

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Thank you,

Clint & Julie Hamilton

214-704-8976

14820 Bellbrook Dr.

Dallas, TX 75254

Gunnison County
COLORADO

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

July 9, 2015

CBOE #03
Clint D. Hamilton
14820 Bellbrook Dr.
Dallas, TX 75254

Schedule Number: R010796
Parcel Number: 3787-100-28-023
Property Description: UNIT 31 BLDG I HEATHERWOOD VILLAS CONDOS 5 #619963

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 1:30 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 09 2015

Clint D. Hamilton
14820 Bellbrook Dr.
Dallas, TX 75254

2015
Gunnison County Board of Equalization:
Hearing # 3

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 Condominium 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:	**HAMILTON CLINT D ETAL**
Account Number:	**R010796**
Parcel Number:	**3787-100-28-023**
Legal Description:	**UNIT 31 BLDG I HEATHERWOOD VILLAS CONDOS**
Value:	**$326,150**

Condominium Sales Comparable Inventory and Account Value Summary

Owner: HAMILTON CLINT D ETAL
14820 BELLBROOK DR
DALLAS, TX 75254-7647

ACCOUNT #: R010796
PARCEL #: 3787-100-28-023
ECON AREA: 1

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R010796	R010781	R010868	R010782
PARCEL NUMBER:	3787-100-28-023	3787-100-26-008	3787-100-11-008	3787-100-26-009
PROPERTY ADDRESS:	116 CAMINO DEL RIO	108 CAMINO DEL RIO	169 CAMINO DEL RIO	108 CAMINO DEL RIO
	GUNNISON	GUNNISON	GUNNISON	GUNNISON
LEGAL DESCRIPTION:	UNIT 31 BLDG I HEATHERWOOD VILLAS CONDOS 5	UNIT 18 BLDG F HEATHERWOOD VILLAS CONDOS 3	UNIT 8 BLDG B HEATHERWOOD VILLAS CONDOS	UNIT 19 BLDG F HEATHERWOOD VILLAS CONDOS 3
ARCHITECTURAL STYLE:	CONDO <= 3 STORIES	CONDO <= 3 STORIES	CONDO <= 3 STORIES	CONDO <= 3 STORIES
LOCATIONAL ATTRIBUTES:	ON RIVER	ON RIVER	ON GOLF COURSE	ON RIVER
ADJUSTED YEAR BUILT:	1981	1981	1979	1981
QUALITY CONSTRUCTION:	Average	Average	Average	Average
CONDITION:	Average	Average	Average	Average
TOTAL SQ FT:	1961	1634	1,561	1,634
FINISHED BASEMENT TYPE:				
FINISHED BASEMENT SQ FT:				
UNFINISHED BSMNT SQ FT:				
GARAGE SQ FT:	445	447	443	447
SALE DATE:	5/3/2013	08/28/2013	04/23/2014	11/15/2011
SALES PRICE:	$263,000	$239,000	$255,000	$260,000
TIME ADJUSTED SALES PRICE:	$287,556	$251,763	$255,000	$322,400
NET ADJUSTMENTS:		$47,200	$98,500	$60,450
ADJUSTED SELLING PRICE:		**$298,963**	**$353,500**	**$382,850**
SUBJECT ACCOUNT VALUE:	**$326,150**			

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

The subject property is larger than typical Heatherwood condo units, and has a desirable on river location. Sales of other Heatherwood units abutting either the river or golf course, that occurred withing the sales analysis period, support the current value of $326,150.

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