CBOE # 02

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
R043578	2015	503	3177-242-15-065

PROPERTY OWNER	LEGAL DESCRIPTION
WISNER VICTOR J ETAL 121 N POST OAK LN APT 2002 HOUSTON, TX 77024-7717	LOT 52 WILDHORSE AT PROSPECT #629308

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		768,080	768,080
TOTALS		$768,080	$768,080

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:

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.)

$ 600,000

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.)

An identical unit to ours sold during the lookback period for $665,000. The "time adjusted sales price" is totally inapplicable in prospect due to the ongoing litigation. We are proof, we paid $650,000 in Oct 2014. Both units furnished by developer

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. vicwisner@aol.com

Signature: [signature]
Telephone Number: 832 659-6418
Date: 7-9-15

*Attach letter of authorization signed by property owner.

vicwisner@aol.com (please call)

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP$795,000	$159,900	$430,921	$262,000
SP$734,000	$155,000	$402,628	$247,500

RESIDENTIAL - Sold

Number of Properties: 14

Num	Address	MLS #	Status	Area	Sale/Rent	FinishedSF	DOM	LP	$/FinishedSF	SP	$/FinishedSF
1	31 Marcellina Lane, #25	35501	Sold-Inner Office	Mt CB	For Sale	1,191	193	$160,000	$134.34	$155,000	$130.14
2	201 Pitchfork	35986	Sold-Co-Op By BOR Member	Mt CB	For Sale	860	316	$159,900	$185.93	$159,000	$184.88
3	21 Castle Road, 3	35486	Sold-Co-Op By BOR Member	Mt CB	For Sale	1,100	201	$209,000	$190.00	$170,000	$154.55
4	124 Deer Creek Circle	31880	Sold-Co-Op By BOR Member	Mt CB	For Sale	1,343	1353	$245,000	$182.43	$205,000	$152.64
5	106 Perry Creek	34673	Sold-Inner Office	Mt CB	For Sale	1,405	380	$220,000	$156.58	$213,000	$151.60
6	112 Pitchfork Drive	37273	Sold-Co-Op By BOR Member	Mt CB	For Sale	1,200	240	$255,000	$212.50	$242,000	$201.67
7	11 Morning Glory Way	36819	Sold-Co-Op By BOR Member	Mt CB	For Sale	1,191	333	$249,000	$209.07	$245,000	$205.71
8	508 Horseshoe Drive	36172	Sold-Non-Member	Mt CB	For Sale	1,108	42	$269,000	$242.78	$250,000	$225.63
9	125 Snowmass Road	37089	Sold-Inner Office	Mt CB	For Sale	1,870	82	$489,000	$261.50	$462,000	$247.06
10	145 Snowmass Rd, 12A Villas	37145	Sold-Inner Office	Mt CB	For Sale	2,486	182	$699,000	$281.17	$680,000	$273.53
11	100 Snowmass Road, 27B	35559	Sold-Co-Op By BOR Member	Mt CB	For Sale	3,265	212	$795,000	$243.49	$700,000	$214.40
12	147 Snowmass Road	37634	Sold-Co-Op By BOR Member	Mt CB	For Sale	2,486	53	$718,000	$288.82	$706,800	$284.31
13	213 Mineral Point	36755	Sold-Co-Op By BOR Member	Mt CB	For Sale	2,486	97	$775,000	$311.75	$715,000	$287.61
14	720 Gothic Road	36223	Sold-Co-Op By BOR Member	Mt CB	For Sale	2,281	84	$790,000	$346.34	$734,000	$321.79
Avg						**1733**	**269**	**$430,921**	**$231.91**	**$402,629**	**$216.82**
Min						**860**	**42**	**$159,900**	**$134.34**	**$155,000**	**$130.14**
Max						**3265**	**1353**	**$795,000**	**$346.34**	**$734,000**	**$321.79**
Med						**1374**	**197**	**$262,000**	**$227.64**	**$247,500**	**$210.06**

These are mt Crested Butte townhome sales compiled by my realtor during the lookback period.

2854 sq ft X 216.82 = 618,804

I believe all these units sold furnished. This certainly supports Emv of no more than $600K

Received
County Administration
2/9/15

EXHIBIT A
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CBOE # 02

2015 REAPPRAISAL
ECONOMIC AREA 6 (UPPER EAST RIVER VALLEY)
SINGLE FAMILY RESIDENCE SALES
SALES STUDY PERIOD: JULY 1, 2011 - JUNE 30, 2014

						INVENTORY AT TIME OF SALE								
ACCOUNT	SALE DATE	SALE PRICE	TIME-ADJUSTED SALE PRICE	ADDRESS	LAND SQ FT/ ACRES	ABOVE GRADE SQ FT	FINISHED BASEMENT SQ FT	UNFINISHED BASEMENT OR STORAGE	GARAGE SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	ARCHITECTURAL STYLE	UNIQUE CHARACTERISTICS
ELK RUN														
R031891	09/06/2011	$2,590,000	$3,083,136	77 ANTHRACITE DR	0.494	3,424	1,994		480	Very Good	Very Good	2001	CONVENTIONAL	SKI-IN AND SKI-OUT
R005381	11/07/2013	$1,850,000	$1,932,880	73 ANTHRACITE DR	0.436	2,904	1,512		816	Very Good	Average	1995	CONVENTIONAL	
R005372	07/01/2011	$1,350,000	$1,622,160	82 ANTHRACITE DR	0.387	2,532			576	Very Good	Good	1988	CONVENTIONAL	
R005417	03/27/2013	$849,000	$925,070	18 ASPEN LN	1.022	2,253	1,877		613	Very Good	Average	2000	CONVENTIONAL	
TIMBERLAND														
R005429	07/23/2013	$1,222,000	$1,304,118	17 TIMBERLAND DR	0.415	5,068	718	385	718	Very Good	Average	1984	CONVENTIONAL	ADJACENT TO PROTECTED OPEN SPACE
GOLD LINK														
R024620	11/08/2011	$1,585,000	$1,869,032	31 GOLD LINK DR	0.585	2,959	1,310		789	Very Good	Average	1998	CONVENTIONAL	
R030961	01/23/2013	$1,275,000	$1,403,520	1 RIDGE LN	0.587	1,722	1,649		484	Good	Good	1998	CONVENTIONAL	
R030967	11/12/2013	$1,301,500	$1,359,807	3 PEAKVIEW DR	0.984	3,226	1,677	77	716	Very Good	Good	2007	CONVENTIONAL	
R030759	08/21/2012	$1,200,000	$1,354,560	9 SILVER LN	0.820	2,331	2,891		600	Good	Average	1999	CONVENTIONAL	CUL DE SAC
R030756	06/04/2012	$900,000	$1,026,000	2 SILVER LN	0.268	2,310	1,481		534	Good	Good	1996	CONVENTIONAL	
SUMMIT														
R031534	06/28/2013	$2,100,000	$2,252,880	29 SUMMIT RD	0.528	2,228	2,030		820	Very Good	Very Good	2006	CONVENTIONAL	
R030208	09/30/2011	$1,755,000	$2,089,152	3 BLACK DIAMOND TRL	0.734	3,439	2,125		790	Good	Good	2007	CONVENTIONAL	
R030216	07/12/2011	$1,187,500	$1,426,900	30 SUMMIT RD	0.391	3,174	1,254		666	Good	Good	2006	CONVENTIONAL	
PROSPECT														
R043222	12/23/2011	$4,000,000	$4,694,400	105 BEAR SCRATCH RD	1.491	4,440	2,082		887	Excellent	Good	2007	CONVENTIONAL	SKI-IN AND SKI-OUT
R043681	06/25/2013	$4,250,000	$4,559,400	722 PROSPECT DR	1.440	4,650	2,404	124	804	Excellent	Good	2007	CONVENTIONAL	SKI-IN AND SKI-OUT
PROSPECT DEED RESTRICTED														
R045340	09/19/2012	$213,000	$239,242	106 PERRY CREEK ST	0.041	1,405			338	Average	Good	2008	TOWNHOUSE MODULAR	CUL DE SAC
R045368	05/10/2013	$205,000	$221,072	124 DEER CREEK CIR	0.044	936	407		529	Average	Good	2008	TOWNHOUSE	CUL DE SAC
R070632	11/02/2011	$108,290	$127,696	130 DEER CREEK CIR	0.027	836	30		514	Average	Excellent	2009	TOWNHOUSE	
WILDHORSE AT PROSPECT														
R043544	12/14/2012	$1,075,000	$1,189,380	21 WILDHORSE TRL	0.046	2,122	1,431		625	Good	Average	2006	CONVENTIONAL	CUL DE SAC
R043572	04/18/2012	$975,000	$1,122,420	4 APPALOOSA RD	0.046	2,122	1,431		625	Good	Good	2007	CONVENTIONAL	
R043562	08/16/2013	$821,000	$871,574	24 APPALOOSA RD	0.046	2,122	1,431		625	Good	Average	2006	CONVENTIONAL	
R043581	05/31/2012	$665,000	$761,824	1 STETSON DR *	0.046	2,854			625	Good	Average	2006	TOWNHOUSE	

Identical unit to ours

EXHIBIT B
Page 1 of 1

CBOE #02

Received
County Administration

Gunnison County
COLORADO

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

July 9, 2015

CBOE #02
Victor J. Wisner
121 N Post Oak Ln. Apt 2002
Houston, TX 77024

Schedule Number: R043578
Parcel Number: 3177-242-15-065
Property Description: LOT 52 WILDHORSE AT PROSPECT #629308

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 1:15 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 09 2015

Victor J. Wisner
121 N Post Oak Ln. Apt 2002
Houston, TX 77024

2015
Gunnison County Board of Equalization:
Hearing # 2

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 6 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:	**WISNER VICTOR J ETAL**
Account Number:	**R043578**
Parcel Number:	**3177-242-15-065**
Legal Description:	**LOT 52 WILDHORSE AT PROSPECT**
Value:	**$768,080**

Residential Sales Comparable Inventory and Account Value Summary

Owner: **WISNER VICTOR J ETAL**
121 N POST OAK LN APT 2002
HOUSTON, TX 77024-7717

ACCOUNT #: R043578
PARCEL #: 3177-242-15-065
ECON AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R043578	**R044299**	**R043581**	**R042820**
PARCEL NUMBER:	3177-242-15-065	3177-234-30-001	3177-242-15-068	3255-010-17-001
PROPERTY ADDRESS:	7 STETSON DR	720 GOTHIC RD	1 STETSON DR	10 LINKS LN
	MT CRESTED BUTTE	MT CRESTED BUTTE	MT CRESTED BUTTE	SKYLAND AREA
LEGAL DESCRIPTION:	LOT 52 WILDHORSE AT PROSPECT	UNIT 1 PINNACLES TOWNHOMES AT MT CRESTED BUTTE	LOT 55 WILDHORSE AT PROSPECT	UNIT 10 THE LINKS AT SKYLAND, THE LINKS VILLAS PHASE VI
NET LAND AREA (SQ FT):	2,071	2,265	2,026	12,632
NET LAND AREA (ACRES):	0.047544	0.0520	0.046511	0.29
# OF BUILDINGS:	1	1	1	1
ARCHITECTURAL STYLE:	TOWNHOUSE	CONVENTIONAL	TOWNHOUSE	TOWNHOUSE
ADJUSTED YEAR BUILT:	2006	2007	2006	2003
QUALITY CONSTRUCTION:	Good	Good	Good	Good
CONDITION:	Average	Good	Average	Good
RESIDENTIAL SQ FT:	1,423	1,921	2,854	2,067
FINISHED BASEMENT TYPE:	Walkout			Walkout
FINISHED BASEMENT SQ FT:	1,431			581
UNFINISHED BSMNT SQ FT:		360		
GARAGE SQ FT:	625	840	625	532
SALE DATE:		04/04/2013	05/31/2012	01/08/2013
SALES PRICE:		$719,000	$665,000	$745,500
TIME ADJUSTED SALES PRICE:		$779,396	$761,824	$820,646
NET ADJUSTMENTS:		-$14,365	-$71,665	$27,525
ADJUSTED SELLING PRICE:		**$765,031**	**$690,159**	**$848,171**
SUBJECT ACCOUNT VALUE:	**$768,080**			

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 2, R043581, was a bank-owned property. Bank-owned properties typically sell for significantly less than properties sold by individuals.

Conclusion: Sales of residential townhomes in Economic Area 6 support a market value of $768,080.
for the petitioner's property as of June 30, 2014.

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