2015 REAL PROPERTY NOTICE OF DETERMINATION

Gunnison County
COLORADO

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

Date of Notice: June 30, 2015
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

Received
County Administration
7/13/15

CBOE #28

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R009891	2015	601	3701-140-05-006

PROPERTY OWNER	LEGAL DESCRIPTION
LAIRD ALEX REVOCABLE LIVING TRUST 112 CHEKWA TRL GUNNISON, CO 81230-9716	LOT 12 SIERRA VISTA ESTATES #523616 #536880

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Agricultural Land ?		3,200	3,200
Agricultural Other Improvements ?		5,520	5,520
Agricultural Residence ?		340,690	340,690
TOTALS		$349,410	$349,410

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

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:

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County Adminstration
7/13/15

CBOE #28

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. I WILL NOT BE IN STATE AUG 1–12 2015 MEDICAL

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.)

$ 212,845.50 5% INCREASE MADE

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.)

ALL THE COMPARABLE SALES SUPPLYED BY THE COUNTY ASSESSOR ARE NOT IN ANY WAY COMPARABLE TO 112 CHEKWA TR. THE COUNTY ASSESSOR HAS NO COMPARABLE PROPERTY AT THIS TIME, AND NO BASIS IN FACT. ATTESTATION FOR A 168,068 % INCREASE

I, the undersigned owner or agent* of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature	Telephone Number	Date
[signature]	641 5604	July 11-2015

*Attach letter of authorization signed by property owner.

VALUATION INFORMATION

Received
County Administration
7/13/15

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. The appraisal data used to establish value is from the 18-month period ending June 30, 2014, § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2014) may be utilized, § 39-1-104(10.2)(d), C.R.S.

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Most property in Colorado is revalued every odd-numbered year § 39-1-104(10.2)(a), C.R.S. The assessment rate for residential property is projected to be 7.96%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1), C.R.S.

EXHIBIT A
Page 1 of 1

REAL PROPERTY PROTEST PROCEDURES

If you wish to protest, please include your estimate of property value as of June 30, 2014, and any additional documentation that you believe supports a change in the classification and/or valuation of your property.

BY EMAIL:

Written protests submitted by email must be date-stamped by the county server no later than June 1, § 39-5-122(2), C.R.S. Proof of receipt will be sent by return email – save this receipt for your records. ***WE RECOMMEND PROTESTING BY EMAIL FOR EXPEDIENCY AND TO CONSERVE RESOURCES:*** ***assessor@gunnisoncounty.org***

BY MAIL OR FAX:

Written protests must be postmarked or faxed no later than June 1, § 39-5-122(2), C.R.S. You may be required to prove that you mailed or faxed your protest on or before the June 1 deadline; therefore, we recommend that you retain proof of mailing or fax delivery confirmation receipt.

IN PERSON:

If you wish to protest in person, please call to set up an appointment: (970) 641-1085. You must appear in the office of the County Assessor no later than June 1, § 39-5-122(2), C.R.S. Hearings will be held at the Gunnison County Assessor's Office, located at 221 N. Wisconsin St, Gunnison, between 9 a.m. and 4 p.m.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls on 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.

TO PRESERVE YOUR APPEAL RIGHTS, YOUR PROTEST MUST BE EITHER POSTMARKED OR RECEIVED BY THE ASSESSOR NO LATER THAN JUNE 1 – AFTER SUCH DATE, YOUR RIGHT TO PROTEST IS LOST.

You may use this form to begin the protest process; however, written correspondence with the same basic information will suffice. This form is not necessary to be able to protest and is provided for your convenience.

What is your estimate of the property's value as of June 30, 2014? $_____

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, photos, rent roll, appraisal, etc.)

A 68% INCREASE IN MY PROPERTY TAX HAS NO BASIS IN FACT OR COMPARABLES! I BELIEVE A HEARING IS IN ORDER!

The Assessor must mail you a Notice of Determination ***on or before the last working day in June.*** *If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination, you must submit a written appeal to the County Board of Equalization* **on or before July 15** *if you wish to continue your appeal, § 39-8-106(1)(a) and (3), C.R.S.*

ATTESTATION

I, the undersigned owner or agent of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature	Telephone Number	Email Address	Date
[signature]	641-5604	—	June 1 - 2015

AGENT AUTHORIZATION - *only fill out this section if a person other than the owner will be appealing*

I, the undersigned owner of the property identified above, authorize the agent named below to act on my behalf in the property value appeal process for the tax year shown above. All protest communication will be mailed to agent.

Agent's Name (Please Print) _____

Signature of Property Owner _____ Date _____

Agent's Street Address _____

Agent's Email Address _____

Agent's City, State, Zip _____

Agent's Telephone Number _____

2015 REAL PROPERTY NOTICE OF VALUATION

Received
County Administration
7/13/15

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

RECEIVED
JUN 01 2015
BY: In Person

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R009891	2015	601	3701-140-05-006

PROPERTY OWNER

3540*12**50***0.829**1/1**********AUTO**5-DIGIT 81201
LAIRD ALEX REVOCABLE LIVING TRUST
112 CHEKWA TRL
GUNNISON CO 81230-9716

LEGAL DESCRIPTION

LOT 12 SIERRA VISTA ESTATES #523616 #536880

CBOE # 28

10135.50 VALUE
5% INCREASE = 10,135.50
212,845.50

EXHIBIT B
Page 1 of 1

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2012	CURRENT YEAR ACTUAL VALUE as of June 30, 2014	+ OR - CHANGE
Agricultural Residence	202,710	340,690	+137,980
Agricultural Other Improvements	5,950	5,520	-430
Agricultural Land	2,980	3,200	+220
TOTALS	$211,640	$349,410	+$137,770

168.068% INCREASE

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
Meadow Hay Land-Agricultural	Agricultural	9.35

ELECTRICITY:	Installed
SEWER:	ISDS Septic System Installed
WATER:	Well Installed
SITE ACCESS:	Year Round
OTHER ATTRIBUTES:	
SUBDIVISION:	Sierra Vista Estates

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,171 sq ft
BASEMENT:	
GARAGE:	Attached: 1,139 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	3
CONDOMINIUM:	

Go paperless next year!
Go to eNoticesOnline.com and register with this code:
GNN-QHBA0T51

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

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County Adminstration
7/13/15

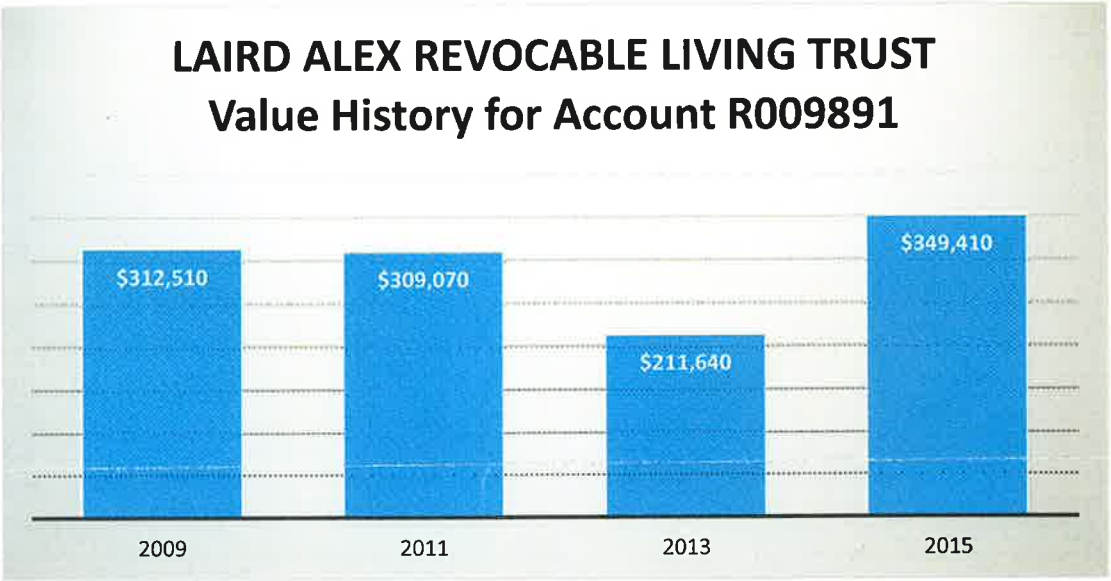
Gunnison County Assessor's Office
221 North Wisconsin Street, Suite A
Gunnison, CO 81230

CBOE #28

EXHIBIT C
Page 1 of 1

Dear Property Owner,

The Assessor's Office reappraises all property in Gunnison County every two years. The chart below shows the valuation history of your property over the past four reappraisal cycles. We are providing this information to illustrate how the most recent change in your property value fits into the overall valuation trend of the past eight years.



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Assessor Quick Links
Gunnison Assessor Home
Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

CBOE # 28

EXHIBIT D
Page 1 of 2

Owner and Parcel Information

Owner Name & Mailing Address	
LAIRD ALEX REVOCABLE LIVING TRUST 112 CHEKWA TRL GUNNISON, CO 81230-9716	
Business Name:	NA

Today's Date:	June 18, 2014
Appraisal Year:	2014

Account Number:	R009891
Parcel Number:	3701-140-05-006
Account Type:	Agricultural
Economic Area:	Econ Area 1
Tax District:	601
Mill Levy:	50.446

Property Location:	112 CHEKWA TRL, GUNNISON
Neighborhood:	LAND STUDY MEADOW
LEA:	AGRICULTURAL (4000)
Subdivision:	SIERRA VISTA ESTATES
Condo:	
Legal Description:	LOT 12 SIERRA VISTA ESTATES #523616 #536880
Parcel Notes	TOTAL PARCEL = 9.351 AC

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

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2014 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$2,980	$860	$208,660	$17,870	$211,640	$18,730

PROPERTY TAX 101.48 PER ACRE

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2013	$211,640	$18,730	50.446	$944.85
2012	$309,070	$26,270	44.797	$1,176.84
2011	$309,070	$26,270	44.988	$1,181.83
2010	$312,510	$26,690	41.575	$1,109.63
2009	$312,510	$26,690	40.414	$1,090.80
2008	$277,190	$23,880	42.029	$680.04
2007	$271,060	$22,100	36.828	$825.96
2006	$163,250	$13,500	44.434	$611.64

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
MEADOW HAY LAND-AGRICULTURAL	Agricultural	9.351	YEAR ROUND	YES	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE - MEADOW

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
07/30/2003		LAIRD MARY JO	LAIRD ALEX REVOCABLE LIVING TRUST	N/A	536880	WARRANTY DEED - NO FEE
08/12/2002		LAIRD GEORGE ALEX ETAL	LAIRD MARY JO	N/A	523616	QUIT CLAIM DEED - NO FEE
10/14/1994	$69,500	Unknown	Unknown	Vacant	B000754P0004	GEN WARR DEED - FEE

Building Information

Building Number 1:

Occupancy Type	CONVENTION	Quality of Construction	Average	Stories	1	Primary Heating System	
Building Description	CONVENTIONAL	Exterior Condition	Average	Roof	Preformed Metal	Domestic Hot Water	
Original Year Built	1995	Interior Condition		Exterior		Landscaping	0
Effective Year Built	1995	Bedrooms	2	Foundation	Concrete		
Percent Complete	100%	Bathrooms	2	Windows			

Building Square Footage or Units:	
Above-grade Living Area	2,171 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	1139 sqft

1988 SqFT

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Building Number 2:

Occupancy Type	HAY SHED W 15 YR	Quality of Construction	Average	Stories	1	Primary Heating System	
Building Description	Shed - Hay	Exterior Condition	Average	Roof		Domestic Hot Water	
Original Year Built	2007	Interior Condition		Exterior		Landscaping	0
Effective Year Built	2007	Bedrooms	0	Foundation			
Percent Complete	100%	Bathrooms	0	Windows			

EXHIBIT D
Page 2 of 2

Building Square Footage or Units:	
Above-grade Living Area	414 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

Building Number 3:

Occupancy Type	LOAFING SHED W A 15 YR	Quality of Construction	Average	Stories	1	Primary Heating System	
Building Description	Shed - Livestock	Exterior Condition	Average	Roof		Domestic Hot Water	
Original Year Built	2007	Interior Condition		Exterior		Landscaping	0
Effective Year Built	2007	Bedrooms	0	Foundation			
Percent Complete	100%	Bathrooms	0	Windows			

Building Square Footage or Units:	
Above-grade Living Area	612 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: June 15, 2014

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Gunnison County
COLORADO

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

July 13, 2015

CBOE #28
Alex Laird Living Trust
112 Chekwa Trl
Gunnison, CO 81230

Schedule Number: R009891
Parcel Number: 3701-140-05-006
Property Description: LOT 12 SIERRA VISTA ESTATES #523616 #536880

Dear Property Owner,

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your property on Friday July 24, 2015 at 8:30 am. 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 Friday July 24, 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 16 2015

Alex Laird
112 Chekwa Trl
Gunnison, CO 81230

2015
Gunnison County Board of Equalization:
Hearing # 28

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

Agricultural land in Colorado is valued exclusively by the capitalization of net landlord income formula.

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 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:	**LAIRD ALEX REVOCABLE LIVING TRUST**
Account Number:	**R009891**
Parcel Number:	**3701-140-05-006**
Legal Description:	**LOT 12 SIERRA VISTA ESTATES**
Value:	**$349,410**

Residential Sales Comparable Inventory and Account Value Summary

CBOE #28

Owner: LAIRD ALEX REVOCABLE LIVING TRUST
112 CHEKWA TRL
GUNNISON, CO 81230-9716

ACCOUNT #: R009891
PARCEL #: 3701-140-05-006
ECON AREA: 1

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R009891	R009438	R009806	R009757
PARCEL NUMBER:	3701-140-05-006	3699-000-00-033	3701-130-03-006	3701-130-00-007
PROPERTY ADDRESS:	112 CHEKWA TRL	121 MOUNTAINSIDE DR	101 MEADOW LARK TRL	430 COUNTY ROAD 48E
	GUNNISON	GUNNISON	GUNNISON	GUNNISON
LEGAL DESCRIPTION:	LOT 12 SIERRA VISTA ESTATES	6.84 ACRES IN E2SE4SW4. SEC 9 50N1E	LOT 33 NORTH ELK MEADOWS SUBD	1.31 ACRES IN SW4SE4. SEC 13 50N1W
NET LAND AREA (SQ FT):	407,330	297,950	50,094	57,064
NET LAND AREA (ACRES):	9.3510	6.84	1.15	1.31
# OF BUILDINGS:	3	1	1	1
ARCHITECTURAL STYLE:	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
ADJUSTED YEAR BUILT:	1995	2001	2005	1980
QUALITY CONSTRUCTION:	Average	Average	Average	Average
CONDITION:	Average	Average	Good	Average
RESIDENTIAL SQ FT:	2,171	2,094	2,346	2,008
FINISHED BASEMENT TYPE:				Egress Window
FINISHED BASEMENT SQ FT:				784
UNFINISHED BSMNT SQ FT:		1,407		
GARAGE SQ FT:	1,139	803	528	1,368
OTHER STRUCTURES:	Hay shed, loafing shed			
SALE DATE:		06/30/2014	09/10/2013	09/27/2012
SALES PRICE:		$390,000	$405,000	$405,000
TIME ADJUSTED SALES PRICE:		$390,000	$428,085	$455,787
LAND ADJUSTMENT:		-$50,330	-$63,500	-$48,040
IMPROVEMENT SALES PRICE:		$339,670	$364,585	$407,747
NET ADJUSTMENTS (IMPROVEMENT ONLY):		$13,021	$11,005	-$22,204
ADJUSTED SELLING PRICE:		**$352,691**	**$375,590**	**$385,543**

SUBJECT IMPROVEMENT VALUE:	**$340,690**
SUBJECT AG LAND & OUT BUILDING VALUE:	**$8,720**
SUBJECT TOTAL VALUE:	**$349,410**

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.

Comments: the subject property is located in the lower Ohio Creek area and is classified as agricultural. All three examples are residential properties of similar size and character to the subject's ag residence. Example #1 is located approximately 3.5 miles east of the subject. Examples #2 and #3 are located in the subject's immediate vicinity. By law, the Assessor must value ag residences the same way as non-ag residences.

Conclusion: Sales of similar residential properties within Economic Area 1, support a market value of $349,410 for the petitioner's property as of June 30, 2014.

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