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 7/14/15

CBOE # 35

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R002432	2015	100	3787-022-32-003

PROPERTY OWNER	LEGAL DESCRIPTION
RYAN JOHN ETAL PO BOX 2174 CRESTED BUTTE, CO 81224-2174	UNIT C CEDAR CONDOMINIUMS #628938

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		122,150	109,300
TOTALS		$122,150	$109,300

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 7/14/15

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 # 35

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.)

$ 60,000

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.)

see attached letter citing comparable sales

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	Date
[signature]	970-349-1411	7/13/15

*Attach letter of authorization signed by property owner.

Received
County Administration
7/14/15
EXHIBIT A
page 1 of 1
CBOE # 35

July 11, 2015

Re: Unit C Cedar Condominiums #628938-Parcel 3787-022-32-003

Dear Gunnison County Assessor,

We would like to continue to appeal our property valuation. The recent Real Property Notice of Determination mailed to us listed the actual value after review of $109,300. We listed in our previous appeal 3 properties similar to ours that had sale values much lower (even time adjusted sale prices are much lower). All are similar in square footage, multi-unit condo complexes, construction quality, building condition and year built:

1) Cedar Terrace- account R001435- sale price of $53,150
2) Willows Condos-account R002337-sale price of $48,000
3) Willows Condos-account R002338- sale price of $45,000

When reviewing condominium sales listed during the valuation period, there are 2 listed that are similar to the valuation that is being assessed to our unit, but they are not similar in size or quality.

1) Fairway Condominiums-account R010804- sale price $109,500- this unit is 465 sq. ft. larger and listed as average construction where our unit is listed lower at fair construction quality.
2) Westhaven Condos-account R030735- sale price $114,900, similar in size and construction quality, but much newer, built in 1993 as opposed to our unit built in 1980. It is also a duplex, not a multi-unit complex condo, so not a real equal comparison.

Thank you for your continued review of this tax determination.

Sincerely,

John and Brenda Ryan

Received
County Adminstration
7/14/15

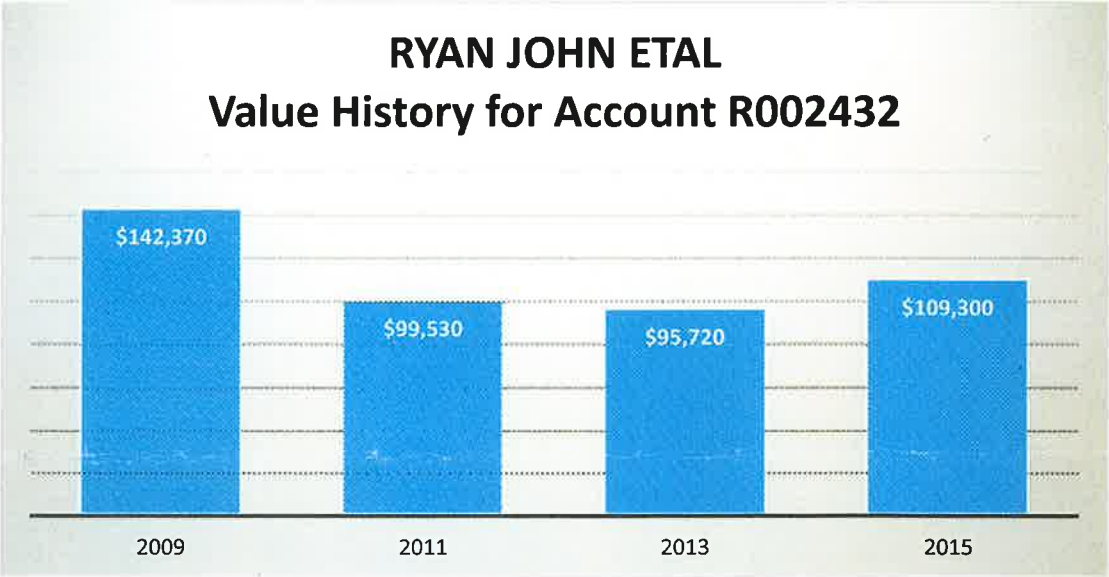
CBOE # 35

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

EXHIBIT B
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.



Gunnison County
COLORADO

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

July 13, 2015

CBOE #35
John Ryan
PO Box 2174
Crested Butte, CO 81224
jryancb@yahoo.com

Schedule Number: R002432
Parcel Number: 3787-022-32-003
Property Description: UNIT C CEDAR CONDOMINIUMS #628938

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 10:15 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 Administration
200 E. Virginia Ave.
Gunnison, CO 81230

U.S. POSTAG
ZIP 81230
02 1W
0001368390

John Ryan
PO Box 2174
Crested Butte, CO 81224

2015
Gunnison County Board of Equalization:
Hearing # 35

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 Condominiums 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:	**RYAN JOHN ETAL**
Account Number:	**R002432**
Parcel Number:	**3787-022-32-003**
Legal Description:	**UNIT C CEDAR CONDOMINIUMS**
Value:	**$109,300**

Condominium Sales Comparable Inventory and Account Value Summary

CBOE #35

Owner: RYAN JOHN ETAL
PO BOX 2174
CRESTED BUTTE, CO 81224-2174

ACCOUNT #: R002432
PARCEL #: 3787-022-32-003
ECON AREA: 1

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R002432	R010845	R010860	R040035
PARCEL NUMBER:	3787-022-32-003	3787-100-10-014	3787-100-10-032	3701-363-69-005
PROPERTY ADDRESS:	222 S 7TH ST UNIT C GUNNISON	117 SHAVANO DR GUNNISON	115 SHAVANO DR GUNNISON	224 GEORGIA AVE GUNNISON
LEGAL DESCRIPTION:	UNIT C CEDAR CONDOMINIUMS	UNIT 201 BLDG A DOS RIOS CONDOS	UNIT 107 BLDG B DOS RIOS CONDOS	UNIT 224 RICHARDSON SQUARE CONDOS
ARCHITECTURAL STYLE:	Condo <= 3 Stories	Condo <= 3 Stories	Condo <= 3 Stories	Condo <= 3 Stories
LOCATIONAL ATTRIBUTES:	IN TOWN	ON GOLF COURSE	ON GOLF COURSE	IN TOWN
AMENITIES:	NONE	NONE	NONE	COVERED PARKING
ADJUSTED YEAR BUILT:	1980	1978	1978	1983
QUALITY CONSTRUCTION:	Fair	Fair	Fair	Fair
CONDITION:	Average	Average	Average	Average
TOTAL SQ FT:	861	678	855	703
UNFINISHED SQ FT:	240			
SALE DATE:		06/18/2013	12/08/2011	08/09/2013
SALES PRICE:		$52,500	$57,800	$90,000
TIME ADJUSTED SALES PRICE:		$56,700	$71,672	$94,806
NET ADJUSTMENTS:		$26,960	$13,445	-$5,551
ADJUSTED SELLING PRICE:		**$83,660**	**$85,117**	**$89,255**
SUBJECT ACCOUNT VALUE:	**$86,080**			

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 is in a four unit condo building at the end of a pleasant cul-de-sac location. There were no sales in the time frame of fourplex condos in Gunnison. The examples are all in smaller multi-unit condo complexes that are otherwise similar in character to the subject. Examples 1 and 3 are smaller than the subject. Example 3 has a higher quality grade, covered parking and a superior down-town location. The petitioner's account has been corrected to remove the Covered Parking attribute, and the Assessor's recommend adjustment reflects this change.

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

OLD VALUE: **$109,300**
NEW VALUE: **$86,080**