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
7/9/2015

CBOE # 31

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R031779	2015	616	3255-120-17-025

PROPERTY OWNER	LEGAL DESCRIPTION
LEER WILLIAM R ETAL 5441 PRESERVE PKWY S GREENWOOD VILLAGE, CO 80121-2148	UNIT 3B LOT 3 TEOCALLI TOWNHOMES #629814

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		638,910	638,910
TOTALS		$638,910	$638,910

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 # 31

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.)

$558,000.00

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 my support attached. We find that there is sufficient sales data in the 18 month prior time January 1, 2013 to June 30, 2014. My research is sufficient I feel - I was a commercial appraiser MAI designation for 30 years. My suggested value is very reasonable supported.

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.

Phoebe L. Lee — Signature
303-882-4657 — Telephone Number
July 4, 2015 — Date

*Attach letter of authorization signed by property owner.

I also served on the BAA for 2 years & heard appeals.

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County Adminstration
7/9/2015

May 21, 2015

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

CBOE # 31

Dear Ms. McFarland:

EXHIBIT A
Page 1 of 2

I received our assessment for Unit 3B, Lot 3 Teocalli Townhomes #629814. Based on the data I gathered specific to our home, I find the current year actual value to be too high at $638,910. I am requesting a value of $558,000. I gathered sales in the immediate area and within the 18 month statutory period, January 1, 2013 to June 30, 2014. There were five sales in this sales period that I selected as comparable to our property from 11 sales in the Skyland area of townhomes that could be considered.

I selected the sales based on year of construction, size of the units and number of bedrooms and baths. All are in the Skyland area and have good views to one side of the mountains or another. The five sales most comparable to our townhome occurred from March 2013 to June 2014. I find this is sufficient enough data to use within the 18 month period to compare to the subject property, our townhome at 158 Coyote Circle. I used the time adjusted sales prices from the assessor's website for these sales which suggests about a .6% per month increase in value or about 7.0% on an annual basis. The sales data is attached.

Our unit is a little smaller than the average total square feel of the sales, 2146 sq. ft compared to 2,397 sq. ft. I realize some of the units on Links Ln. have some finished square feet in the basement which may not be as desirable as all above grade. Our unit also has 3 bedrooms and 2 full baths and one half-bath. All of the sales have 3 bedrooms and 3 full baths with some also having a half bath.. Sale 4 has 4 full bedrooms and 4 full baths and a half bath.....significantly superior to our unit.

All of the units were built in 1999 and have some varying views of the mountains surrounding. The units are all of good construction and the subject unit of average building condition where the Links units are rated as good building condition.

The average sales price of the time adjusted sales for the total square feet of each unit is $256 per square foot. The subject is smaller and all square feet above grade so could be valued higher than the average $256. The subject unit has one less bathroom than all of the sales, which would suggest the average sales price might be less than $256 per square foot. Weighing all data and the units of comparison I discussed, a per square foot price of $260 for the total square feet of the subject unit is reasonable for tax year 2015, with a valuation date of June 30, 2014 and condition as of January 1. 2014.

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This would suggest a value for our unit at, $260 for 2,146 sq. ft or $558,000 rd.

Thank you for considering our appeal.

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EXHIBIT A
Page 2 of 2

Brooke and William Leer
5441 Preserve Parkway South
Greenwood Village, CO 80121
303-882-4657

Sale No/Address	Sales Price	Time adjusted Price	Year Built	Total square feet	No. BR/ BA/Half	Date of Sale
1-82 Birdie Wy	$575,000	$581,400	1999	2,432	3,3,1/2	May-14
2-11 Links Ln	$533,000	$580,800	1999	2346*	3,3	Mar-13
3-85 Birdie Wy	$575,000	$578,200	1999	2,291	3,3,1/2	Jun-14
4-1 Links Ln	$605,000	$625,300	1999	2424*	4,4,1/2	Jan-14
5-5 Links Ln	$625,000	$656,500	1999	2366*	3,3,1/2	Oct-13
6-88 Birdie Wy	$604,500	$658,700	1999	2,522	3,3,1/2	Mar-13
AVERAGE		$613,483		2,415		
AVERAGE PSF		$256				
*SOME SQ FT FINISHED						
IN BASEMENT						

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EXHIBIT B
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2015 REAL PROPERTY NOTICE OF VALUATION

Gunnison County
COLORADO

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

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EXHIBIT C
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ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R031779	2015	616	3255-120-17-025

PROPERTY OWNER	LEGAL DESCRIPTION
6787*26**50***0,829**1/1**********AUTO**3-DIGIT 801 LEER WILLIAM R ETAL 5441 PRESERVE PKWY S GREENWOOD VILLAGE CO 80121-2148	UNIT 3B LOT 3 TEOCALLI TOWNHOMES #629814

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2012	CURRENT YEAR ACTUAL VALUE as of June 30, 2014	+ OR - CHANGE
Residential	436,430	638,910	+202,480
TOTALS	$436,430	$638,910	+$202,480

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
Single Fam.Res.-Land	Residential	0.00

ELECTRICITY:	Installed
SEWER:	Central Installed
WATER:	Domestic Installed
SITE ACCESS:	Year Round
OTHER ATTRIBUTES:	
SUBDIVISION:	Skyland Initial & 2nd Filings

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,146 sq ft
BASEMENT:	
GARAGE:	Built In: 400 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	Teocalli Townhomes

Go paperless next year!
Go to eNoticesOnline.com and register with this code:
GNN-PWK61W8T

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

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County Administration
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EXHIBIT C
Page 2 of 2

VALUATION INFORMATION

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.

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.

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? $558,000.00

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.)

Please see letter sent with sales data - emailed with this notice.

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
Brooke B. Leer	303-882-4657	brooke@rmi.net	5/21/15

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

Parcel
3255-120-17-025
158 Coyote Cr.

CBOE # 31

EXHIBIT A
Page 1 of 1

Dear Ms. Shelton -

Enclosed are the sales sheets for the six sales I tabulated & submitted on the appeal. I also included the Economic Area table I printed from the County's web site. I will do a conference call for the Fri. July 24, hearing at 9:15. Please let me know where to call or better yet - they call me. Call - 303-882-4657.

Brooke B. Lear

I have not provided these sales to the assessor other than in summary table.

1

CBCE #31

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	37312	**# of Dwellings**	Single Unit/Home
Price	$595,000	**#Bds/Prim**	Three
Status	Sold-Co-Op By BOR Member	**FlBa/Prim**	3
Type	Townhouse	**Half Baths**	1
Address	82 Birdie Way	**Furnished**	Full
Address 2	9A Fairway Park at Skyland	**ApxSF**	2001-3000
Condo/Town	Fairway Park	**Style**	Three Story
City	Crested Butte	**Garage Type**	Garage-Attached
Zip	81224	**Access**	Year Round
Area	Rural CB	**PropFeat**	Golf Course
Class	RESIDENTIAL	**Days On Market**	317

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price difference $25,000

$581,440

JAMES M MURRY - HOME: 970-209-6704
HIGH COUNTRY REAL ESTATE, INC. - OFFICE: 970-209-6704

Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1999	**Input Date**	10/16/2013 12:53 PM
MgmtCo		**Subdivision**	Skyland	**Original Price**	$629,000
Commission TB	3	**County**	Gunnison	**Price Date**	5/30/2014
Commission BB	3	**# of Acres**	0.06	**Price/FinishedSF**	$261.19
VarComm	No	**Lot Size**		**Ownership**	Owner
Excluded Buyer Y/N	Yes	**Zoning**			
AssrSched	R040218	**Total Finished Sq Ft**	2,278		
Owner Name	Diane Ross Truest	**Total Unfinished SqFt**	0		
Occupant	owner	**Garage SqFt**	447		
Seller Licensed Y/N	No	**Square Footage Source**	Assessor		
Earnest Money	30,000	**Horses Allowed Y/N**	No		
		Water Rights Y/N	No		

Legal Description:

Lot 9A Fairway Park at Skyland Phase 1 #561373

Room	Room Size	Comments	Room	Room Size	Comments
Living Room	15 x 21	size estimate	**Bed 4**		
Family Room			**Loft BR**		
Dining Room	13 x 13	size estimate	**Baths**		
Kitchen	10 x 12	size estimate	**Unfinished Basement**	0	
Master Bedroom	13 x 17	size estimate	**Extra Room 1**		
Bed 2	13 x 17	size estimate	**Extra Room 2**		
Bed 3	13 x 14	size estimate			

FEATURES

CONSTRUCTION	Frame, Log, Stone	**EXTERIOR**	Sprinkler System, Satellite Dish, Landscaped, Paved Street
ROOF	Tile	**PETS ALLOWED**	Yes
HEATING	Natural Gas, Radiant Floor	**GARAGE CAPACITY**	2
DOMESTIC WATER	Central	**PATIO/DECKS**	Deck
SEWER	Central	**POSSESSION**	Upon Closing
UTILITIES	Electric, Phone, Natural Gas, Cable	**TERMS**	Cash
PHONE	Land Line	**SHOW INSTRUCTIONS**	Lock Box, 24 Hours Notice, No Sign
WATER HEATER	Natural Gas	**DOCUMENTS ON FILE**	Covenants
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Range /Oven, Microwave, Trash Compactor, Washer, Dryer	**ASSOC. FEES**	Water, Trash Service, Lawn, Snow Removal, Insurance, Parking, Ext Building Maintenance, Management, Road Maintenance
INTERIOR	Window Coverings, Carpet, Hardwood Floors, Tile, Fireplace/Heating Stove, Vaulted Ceilings, Jacuzzi Tub, Central Sound, Garage Door Opener		
OTHER ROOMS	Laundry Room, Fitness Room		
WINDOWS	Double Pane, Low Emittance, Metal		

AGENT FULL DETAIL REPORT- RESIDENTIAL

FINANCIAL

Real Property Taxes $	3578.75	**Real Property Tax Year**	2012
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	1325.00	**HOA Per**	Quarterly
Space Rent		**Owner Financing Avail Y/N**	

CBOE #31

PUBLIC REMARKS

Great unit located on the fairway of the 6th hole at the Club at Crested Butte. Unobstructed views of the golf course, Mt Crested Butte and Whetstone mt. This unit is sold furnished down to the dishes. Just bring your toothbrush. Art work, furniture,Navajo folk art collection. Three decks to enjoy the panoramic views. 3rd floor loft is currently a meditation room, but could be an office, pool table room etc. Granite counters, stainless steel appliances, walk in pantry. Large master, walkin closet, jacuzzi tub, seperate shower. Custom light fixtures.

EXHIBIT B
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CONFIDENTIAL REMARKS

Mechanical lock box on front door. Call Jim Murry for combo. 970 209 6704. Shown by appointment only. Unit is occupied

SOLD DATA

Asking Price	$629,000
Sold Price	~~$595~~,000 $575,000
Contract Date	3/24/2014
Closing Date	5/30/2014
Property Use	
How Sold	Cash
Sold Price Per SqFt	

Sell Agt 1 - Agt Nm Ph DIANE ARONOVIC - CELL: 970-209-0405
Sell Ofc 1 - Ofc Nm Ph RED LADY REALTY - Main: 970-349-5007

CBOE #31

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

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EXHIBIT Page 1 of 2

580,75

MLS #	35190 ✔	**# of Dwellings**	Multi-Family
Price	$535,000	**#Bds/Prim**	Three
Status	Sold-Inner Office	**FlBa/Prim**	3
Type	Townhouse	**Half Baths**	1
Address	11 Links Lane	**Furnished**	Full
Address 2	Unit 11 The Links	**ApxSF**	2001-3000
Condo/Town	Links	**Style**	Three Story
City	Crested Butte	**Garage Type**	Garage-Attached
Zip	81224	**Access**	Year Round
Area	Rural CB	**PropFeat**	Golf Course
Class	RESIDENTIAL	**Days On Market**	340

MOLLY ELDRIDGE - CELL: 970-209-4234
RED LADY REALTY - Main: 970-349-5007

Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1999	**Input Date**	4/2/2012 2:58 PM
MgmtCo	PR Property	**Subdivision**	Skyland	**Original Price**	$585,000
Commission TB	2.75	**County**	Gunnison	**Price Date**	3/8/2013
Commission BB	2.75	**# of Acres**		**Price/FinishedSF**	$228.05
VarComm	Yes	**Lot Size**	0	**Ownership**	Owner
Excluded Buyer Y/N	Yes	**Zoning**	MF		
AssrSched	40367	**Total Finished Sq Ft**	2,346		
Owner Name	Kneese	**Total Unfinished SqFt**	0		
Occupant	Short Term	**Garage SqFt**	323		
Seller Licensed Y/N	No	**Square Footage Source**	assessor		
Earnest Money	$30,000.	**Horses Allowed Y/N**	No		
		Water Rights Y/N	No		

Legal Description:

Unit 11 The Links at Skyland, the Links Villas - a common interest community phase III and IV

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		
Kitchen			**Unfinished Basement**	0	
Master Bedroom			**Extra Room 1**		
Bed 2			**Extra Room 2**		
Bed 3					

FEATURES

CONSTRUCTION	Wood, Stucco, Stone	**EXTERIOR**	Landscaped, Paved Street
ROOF	Shake	**PETS ALLOWED**	Yes
HEATING	Natural Gas, Radiant Floor	**GARAGE CAPACITY**	1
DOMESTIC WATER	Central	**PATIO/DECKS**	Deck, Covered
		POSSESSION	Upon Closing, Negotiable
SEWER	Central	**TERMS**	Cash, New Loan, Conventional
UTILITIES	Electric, Phone, Natural Gas	**AMENITIES**	Pets Allowed, Fishing Rights
PHONE	Land Line	**SHOW INSTRUCTIONS**	Lock Box, Key In Office, No Sign
WATER HEATER	Natural Gas	**DOCUMENTS ON FILE**	Property Disclosure
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Range /Oven, Microwave, Washer, Dryer	**ASSOC. FEES**	Trash Service, Lawn, Common Area Taxes, Parking, Ext Building Maintenance, Management, Road Maintenance
INTERIOR	Window Coverings, Carpet, Hardwood Floors, Tile, Ceiling Fans, Fireplace/Heating Stove, Vaulted Ceilings, Jacuzzi Tub, Garage Door Opener		
OTHER ROOMS	Laundry Room		

CBOE # 31

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	36917	**# of Dwellings**	Single Unit/Home
Price	$595,000	**#Bds/Prim**	Three
Status	Sold-Inner Office	**FlBa/Prim**	3
Type	Townhouse	**Half Baths**	1
Address	85 Birdie Way	**Furnished**	Full
Address 2	Unit 8B Fairway Park at Skyland	**ApxSF**	2001-3000
Condo/Town	Fairway Park	**Style**	Three Story
City	Crested Butte	**Garage Type**	Garage-Attached
Zip	81224	**Access**	Year Round
Area	Rural CB	**PropFeat**	Golf Course
Class	RESIDENTIAL	**Days On Market**	359

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578,220

KILEY FLINT - HOME: 970-275-2554
BENSON SOTHEBY'S INTERNATIONAL REALTY - Main: 970-349-6653

Virtual Tour: Virtual Tour

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1999	**Input Date**	6/24/2013 1:37 PM
MgmtCo		**Subdivision**	Skyland	**Original Price**	$649,000
Commission TB	3.0	**County**	Gunnison	**Price Date**	6/18/2014
Commission BB	3.0	**# of Acres**	0.06	**Price/FinishedSF**	$261.19
VarComm	No	**Lot Size**		**Ownership**	Owner
Excluded Buyer Y/N	Yes	**Zoning**			
AssrSched	R040221	**Total Finished Sq Ft**	2,278		
Owner Name	Mitchell Living Trust	**Total Unfinished SqFt**	0		
Occupant	Owner	**Garage SqFt**	447		
Seller Licensed Y/N	No	**Square Footage Source**	Assessor		
Earnest Money	$30,000.00	**Horses Allowed Y/N**			
		Water Rights Y/N			

Legal Description:

Lot 8B Fairway Park at Skyland Phase I bearing Reception #605996

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		
Kitchen			**Unfinished Basement**	0	
Master Bedroom			**Extra Room 1**		
Bed 2			**Extra Room 2**		
Bed 3					

FEATURES

CONSTRUCTION	Frame, Log, Wood, Stone	**EXTERIOR**	Landscaped, Paved Street
ROOF	Tile	**PETS ALLOWED**	Yes
HEATING	Natural Gas, Hot Water, Radiant Floor	**GARAGE CAPACITY**	2
DOMESTIC WATER	Central	**PATIO/DECKS**	Deck
		POSSESSION	Upon Closing
SEWER	Central	**TERMS**	New Loan
UTILITIES	Electric, Phone, Natural Gas, Cable, DSL	**AMENITIES**	Golf, Tennis, Athletic Facilities, Clubhouse, Fishing Rights
PHONE	Land Line, Cell		
WATER HEATER	Natural Gas	**SHOW INSTRUCTIONS**	Lock Box, Key In Office, 24 Hours Notice, No Sign
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Freezer , Range/Oven, Microwave, Washer, Dryer	**DOCUMENTS ON FILE**	Covenants, Property Disclosure
INTERIOR	Window Coverings, Carpet, Hardwood Floors, Tile, Ceiling Fans, Fireplace/Heating Stove, Vaulted Ceilings, Jacuzzi Tub, Garage Door Opener, Security System	**ASSOC. FEES**	Water, Trash Service, Lawn, Snow Removal, Ext Building Maintenance, Management
OTHER ROOMS	Den/Study		
WINDOWS	Double Pane		

CBOE #31

AGENT FULL DETAIL REPORT- RESIDENTIAL

EXHIBIT D
Page 22 of

FINANCIAL

Real Property Taxes $	3,591.89	**Real Property Tax Year**	2013
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	$1,325.00	**HOA Per**	Quarterly
Space Rent		**Owner Financing Avail Y/N**	

PUBLIC REMARKS

Highly desirable spacious freestanding townhome located in Fairway Park at Skyland. Enjoy this incredible end location, quiet setting, lovely landscaping and exceptional views of Whetstone Mountain from this three bedroom, three and one half bath home. Amenities include an open kitchen with stainless appliances and granite tile-tops, hardwood flooring, river rock gas fireplace, spacious media/office loft, main floor master, abundant storage, security system, water-bug water sensor system, air cooling unit, 2 car attached garage and a complete furniture package. Just minutes from the Robert Trent Jones II Championship Golf Course, top-notch fitness and aquatic facilities. Crested Butte's shops, restaurants, theater, galleries, and many other amenities are just a short distance away. This is truly a mountain getaway.

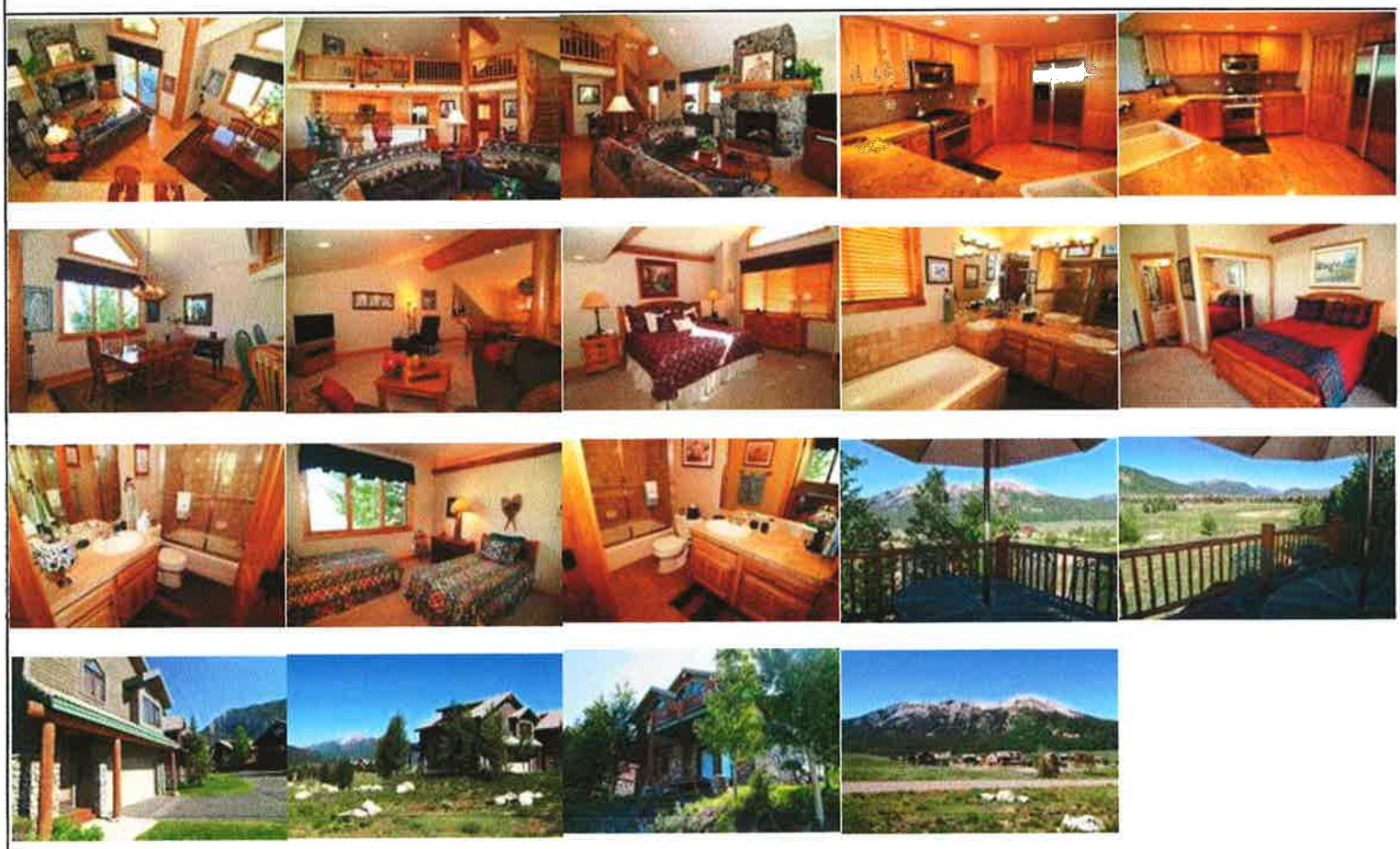
?

CONFIDENTIAL REMARKS

All artwork, décor items and seller's personal property are excluded from the sale. * $20,000

SOLD DATA

Asking Price	$649,000	**Sell Agt 1 - Agt Nm Ph**	SAM W LUMB - CELL: 970-275-2448
Sold Price	$595,000 $575,000	**Sell Ofc 1 - Ofc Nm Ph**	BENSON SOTHEBY'S INTERNATIONAL REALTY - Main: 970-349-6653
Contract Date	5/9/2014		
Closing Date	6/18/2014		
Property Use			
How Sold	Cash		
Sold Price Per SqFt			



CBOE #31

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	32664	**# of Dwellings**	Multi-Family
Price	$605,000	**#Bds/Prim**	Four
Status	Sold-Co-Op By BOR Member	**FlBa/Prim**	4
Type	Townhouse	**Half Baths**	1
Address	1 Links Lane, Skyland	**Furnished**	Full
Address 2	Skyland/ Club at Crested Butte	**ApxSF**	2001-3000
Condo/Town	Links	**Style**	Tri Level
City	Crested Butte	**Garage Type**	Garage-Attached
Zip	81224	**Access**	Year Round
Area	Rural CB	**PropFeat**	Fishing Rights
Class	RESIDENTIAL	**Days On Market**	1387

X

$625,328

EXHIBIT E
Page 1 of 2

ROBERT J KRAY - HOME: 970-349-5313
COLDWELL BANKER BIGHORN - Main: 970-349-5313

Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1999	**Input Date**	4/16/2010 3:01 PM
MgmtCo	PR Property Management	**Subdivision**	Skyland	**Original Price**	$795,000
Commission TB	3	**County**	Gunnison	**Price Date**	2/3/2014
Commission BB	3	**# of Acres**		**Price/FinishedSF**	$249.59
VarComm	No	**Lot Size**		**Ownership**	Owner
Excluded Buyer Y/N	No	**Zoning**			
AssrSched	R040361	**Total Finished Sq Ft**	2,424		
Owner Name	Morrison Revocable trust	**Total Unfinished SqFt**	0		
Occupant	owner or tenant	**Garage SqFt**	324		
Seller Licensed Y/N	No	**Square Footage Source**	assessor		
Earnest Money	40,000	**Horses Allowed Y/N**			
		Water Rights Y/N			

Legal Description:

Unit 1, The Links at Skyland, The Links Villas, a Common Interest Community, Phase III & IV, # 544681

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		
Kitchen			**Unfinished Basement**	0	
Master Bedroom			**Extra Room 1**		
Bed 2			**Extra Room 2**		
Bed 3					

FEATURES

CONSTRUCTION Frame, Log, Wood, Stucco, Stone

AGENT FULL DETAIL REPORT- RESIDENTIAL

CBOE # 31

FINANCIAL

Real Property Taxes $	3799.16	**Real Property Tax Year**	2012
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	1580.50	**HOA Per**	Quarterly
Space Rent		**Owner Financing Avail Y/N**	

PUBLIC REMARKS

A very nice corner villa offered furnished and in very nice condition. Great views of mountains and golf course combined with the ease of maintenance make this a great vacation home. Four spacious bedrooms (3 suites) to accomodate family and friends provide the feel of a single family home. This popular community features high quality construction and a low maintenance rock and stucco exterior. Furnished.

EXHIBIT E
Page 2 of 2

CONFIDENTIAL REMARKS

Large unit w/wrap around deck. Great Whetstone views. Furnished w/ the exception of a few owners personal items. NEW HUNTER DOUGLAS WINDOW TREATMENTS ON ENTRY LEVEL. MOTIVATED SELLER.

SOLD DATA

Asking Price	$649,000
Sold Price	$605,000
Contract Date	12/20/2013
Closing Date	1/31/2014
Property Use	Secondary Home
How Sold	Conventional
Sold Price Per SqFt	

Sell Agt 1 - Agt Nm Ph DOUGLAS V KROFT - CC1: 970-209-0373
Sell Ofc 1 - Ofc Nm Ph RED LADY REALTY - Main: 970-349-5007

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

5

$656,500

MLS #	36927	**# of Dwellings**	Multi-Family
Price	$625,000	**#Bds/Prim**	Three
Status	Sold-Co-Op By BOR Member	**FlBa/Prim**	3
Type	Townhouse	**Half Baths**	1
Address	5 Links Lane	**Furnished**	Partial
Address 2		**ApxSF**	2001-3000
Condo/Town	Links	**Style**	Tri Level
City	Crested Butte	**Garage Type**	Garage-Attached
Zip	81224	**Access**	Year Round
Area	Rural CB	**PropFeat**	Fishing Rights
Class	RESIDENTIAL	**Days On Market**	101

EXHIBIT F
Page 1 of 2

DON BUNNELL - CELL: 970-275-3710
COLDWELL BANKER BIGHORN - Main: 970-349-5313

Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1999	**Input Date**	6/25/2013 3:23 PM
MgmtCo		**Subdivision**	Skyland	**Original Price**	$675,000
Commission TB	3.0	**County**	Gunnison	**Price Date**	10/11/2013
Commission BB	3.0	**# of Acres**		**Price/FinishedSF**	$264.16
VarComm	No	**Lot Size**		**Ownership**	Owner
Excluded Buyer Y/N	No	**Zoning**			
AssrSched	R040363	**Total Finished Sq Ft**	2,366		
Owner Name	Brickman	**Total Unfinished SqFt**	0		
Occupant	Owner	**Garage SqFt**	324		
Seller Licensed Y/N	No	**Square Footage Source**	assessor		
Earnest Money	$25,000.00	**Horses Allowed Y/N**	No		
		Water Rights Y/N	No		

Legal Description:

Unit 5, The Links at Skyland, The Links Villas, A Common Interest Community Phase 3 & 4 #509926 #562952

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		
Kitchen			**Unfinished Basement**	0	
Master Bedroom			**Extra Room 1**		
Bed 2			**Extra Room 2**		
Bed 3					

FEATURES

CONSTRUCTION	Frame, Log, Wood, Stucco, Stone	**PETS ALLOWED**	Owner Only
HEATING	Natural Gas, Baseboard, Hot Water	**GARAGE CAPACITY**	1
DOMESTIC	Central	**PATIO/DECKS**	Deck, Covered
WATER		**POSSESSION**	Upon Closing
SEWER	Central	**TERMS**	Cash, New Loan, Conventional
UTILITIES	Electric, Phone, Natural Gas	**AMENITIES**	Fishing Rights
PHONE	Land Line, Cell	**SHOW INSTRUCTIONS**	Key In Office, 24 Hours Notice
WATER HEATER	Natural Gas	**ASSOC. FEES**	Lawn, Snow Removal, Common Area Taxes, Insurance, Ext Building Maintenance, Management, Road Maintenance
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Freezer , Range/Oven, Microwave, Washer, Dryer		
INTERIOR	Window Coverings, Carpet, Hardwood Floors, Tile, Vaulted Ceilings, Jacuzzi Tub		

CBOE #31

AGENT FULL DETAIL REPORT- RESIDENTIAL

FINANCIAL

Real Property Taxes $	3724.47	**Real Property Tax Year**	2012
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	1580.5	**HOA Per**	Quarterly
Space Rent		**Owner Financing Avail Y/N**	

PUBLIC REMARKS

Great Views of the Golf Club and Mountains. Outstanding kitchen appliances. This Complex is well built and Maintained and has a very well run HOA with a long term maintenance Plan and well funded reserve.

EXHIBIT F
Page 22 of 22

CONFIDENTIAL REMARKS

SOLD DATA

Asking Price	$655,000
Sold Price	$625,000
Contract Date	8/29/2013
Closing Date	10/10/2013
Property Use	Secondary Home
How Sold	Conventional
Sold Price Per SqFt	

Sell Agt 1 - Agt Nm Ph GARY J HURESKY - HOME: 970-209-2421
Sell Ofc 1 - Ofc Nm Ph BENSON SOTHEBY'S INTERNATIONAL REALTY - Main: 970-349-6653

#6

CBOE # 31

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	35535	**# of Dwellings**	Single Unit/Home
Price	$605,000	**#Bds/Prim**	Three
Status	Sold-Co-Op By BOR Member	**FlBa/Prim**	3
Type	Townhouse	**Half Baths**	1
Address	Unit 10A Fairway Park	**Furnished**	Partial
Address 2	88 Birdie Way	**ApxSF**	2001-3000
Condo/Town	Fairway Park	**Style**	Three Story
City	Crested Butte	**Garage Type**	Garage-Attached
Zip	81224	**Access**	Year Round
Area	Rural CB	**PropFeat**	Golf Course
Class	RESIDENTIAL	**Days On Market**	280

EXHIBIT G
Page 1 of 2

DANIEL T MCELROY - HOME: 970-275-2534
COLDWELL BANKER BIGHORN - Main: 970-349-5313

Virtual Tour: Virtual Tour

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1999	**Input Date**	6/11/2012 7:56 AM
MgmtCo		**Subdivision**	Skyland	**Original Price**	$635,000
Commission TB	3.0	**County**	Gunnison	**Price Date**	3/25/2013
Commission BB	3.o	**# of Acres**	0.07	**Price/FinishedSF**	$239.70
VarComm	No	**Lot Size**	.07 acres	**Ownership**	Owner
Excluded Buyer Y/N	No	**Zoning**	sfr		
AssrSched	R040219	**Total Finished Sq Ft**	2,524		
Owner Name	Clark	**Total Unfinished SqFt**	0		
Occupant	owner	**Garage SqFt**	420		
Seller Licensed Y/N	No	**Square Footage Source**	assessor		
Earnest Money	10,000.00	**Horses Allowed Y/N**			
		Water Rights Y/N			

Legal Description:

Lot 10A Fairway Park at Skyland Phase 1

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		
Kitchen			**Unfinished Basement**	0	
Master Bedroom			**Extra Room 1**		
Bed 2			**Extra Room 2**		
Bed 3					

FEATURES

CONSTRUCTION	Frame, Log, Wood, Stone	**EXTERIOR**	Sprinkler System, Landscaped, Paved Street
ROOF	Tile	**PETS ALLOWED**	Yes
HEATING	Natural Gas, Hot Water, Radiant Floor	**GARAGE CAPACITY**	2
DOMESTIC WATER	Central	**PATIO/DECKS**	Deck
		POSSESSION	Upon Closing
SEWER	Central	**TERMS**	Cash, New Loan
UTILITIES	Electric, Phone, Natural Gas, Cable	**AMENITIES**	Fishing Rights
PHONE	Land Line, Cell	**SHOW INSTRUCTIONS**	Appointment Only
WATER HEATER	Natural Gas	**DOCUMENTS ON FILE**	Covenants, Property Disclosure
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Range /Oven, Microwave, Washer, Dryer	**ASSOC. FEES**	Trash Service, Lawn, Snow Removal, Insurance, Ext Building Maintenance, Management
INTERIOR	Window Coverings, Carpet, Hardwood Floors, Tile, Ceiling Fans, Fireplace/Heating Stove, Vaulted Ceilings, Jacuzzi Tub, Garage Door Opener, Security System		
WINDOWS	Double Pane		

CBOE # 31

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	35325	**# of Dwellings**	Multi-Family
Price	$580,000	**#Bds/Prim**	Three
Status	Sold-Inner Office	**FlBa/Prim**	2
Type	Townhouse	**Half Baths**	1
Address	156 Coyote Circle	**Furnished**	Full
Address 2		**ApxSF**	2001-3000
Condo/Town	Teocali Townhomes - Skyland	**Style**	Tri Level
City	Crested Butte	**Garage Type**	Garage-Attached
Zip	81224	**Access**	Year Round
Area	Rural CB	**PropFeat**	Golf Course
Class	RESIDENTIAL	**Days On Market**	156

EXHIBIT Page 1 of 2

HNOX using out of time period

SHAY E WYCKOFF - CELL: 970-901-5797
ALPINE PROPERTY REALTY - OFFICE: 970-349-1209

Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1999	**Input Date**	5/3/2012 11:55 AM
MgmtCo	Alpine Property Mgmt	**Subdivision**	Skyland	**Original Price**	$599,000
Commission TB	2.5%	**County**	Gunnison	**Price Date**	10/5/2012
Commission BB	2.5%	**# of Acres**		**Price/FinishedSF**	$272.81
VarComm	No	**Lot Size**		**Ownership**	Owner
Excluded Buyer Y/N	No	**Zoning**	Multi family		
AssrSched	31778	**Total Finished Sq Ft**	2,126		
Owner Name	Anthony	**Total Unfinished SqFt**	0		
Occupant	Owner	**Garage SqFt**			
Seller Licensed Y/N	No	**Square Footage Source**	Assessor		
Earnest Money	$30,000	**Horses Allowed Y/N**	No		
		Water Rights Y/N			

Legal Description:

Unit 3A, Lot 3 Teocalli Townhomes

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			Bed 4		
Family Room			Loft BR		
Dining Room			Baths		
Kitchen			Unfinished Basement	n/a	
Master Bedroom			Extra Room 1		
Bed 2			Extra Room 2		
Bed 3					

FEATURES

CONSTRUCTION	Frame, Wood, Stone	**EXTERIOR**	Satellite Dish, Paved Street
ROOF	Shake	**PETS ALLOWED**	Yes
HEATING	Natural Gas, Radiant Floor	**GARAGE CAPACITY**	1
DOMESTIC WATER	Central	**PATIO/DECKS**	Deck, Balcony
SEWER	Central	**POSSESSION**	Upon Closing
UTILITIES	Electric, Phone, Natural Gas	**TERMS**	Cash, New Loan, Conventional, VA, FHA, 1031 Exchange
PHONE	Land Line		
WATER HEATER	Natural Gas	**AMENITIES**	Pets Allowed, Fishing Rights
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Freezer, Range/Oven, Microwave, Washer, Dryer	**SHOW INSTRUCTIONS**	Lock Box, 24 Hours Notice
		DOCUMENTS ON FILE	Covenants, Property Disclosure
INTERIOR	Window Coverings, Carpet, Hardwood Floors, Tile , Ceiling Fans, Fireplace/Heating Stove, Vaulted Ceilings, Steam Shower, Jacuzzi Tub, Garage Door Opener	**ASSOC. FEES**	Water, Recreational Facilities, Road Maintenance
OTHER ROOMS	Mud Room		
WINDOWS	Thermal Panes		
BASEMENT	Crawl Space		

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 SQ FT	GARAGE SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	ARCHITECTURAL STYLE	UNIQUE CHARACTERISTICS
WILDBIRD ESTATES														
R012783	01/11/2012	$292,500	$341,640	130 WILDBIRD RD	1.000	1,658				Fair	Average	1988	CONVENTIONAL	LIMITED VEHICULAR ACCESS
TRAPPER'S CROSSING														
R027251	09/11/2013	$3,550,000	$3,748,800	481 RESERVOIR RD	38.000	4,348	2,186		1770	Very Good	Good	1995	CONVENTIONAL	MODERATE SLOPE
R031718	01/10/2012	$1,600,000	$1,868,800	750 PROVIDENCE RIDGE RD	49.815	5,292			792	Very Good	Average	1996	CONVENTIONAL	MODERATE SLOPE
R030325	01/19/2012	$800,000	$934,400	3694 WILDCAT TRL	38.400	4,259			672	Good	Average	1994	CONVENTIONAL	MODERATE SLOPE
R032265	11/26/2013	$880,000	$919,424	5415 WILDCAT TRL	35.695	1,204			748	Good	Good	2008	CONVENTIONAL	
R030298	01/16/2013	$452,600	$498,222	1024 WILDCAT TRL	36.380	2,672		896	528	Average	Average	1995	CONVENTIONAL	MODERATE SLOPE
RIVER BEND														
R030727	11/30/2011	$450,000	$530,640	5 SLATE VIEW LN	0.930	1,948			644	Average	Average	2000	CONVENTIONAL	
R013147	10/23/2013	$370,000	$388,648	282 RIVERBEND DR	1.067	2,760			624	Fair	Average	1977	CONVENTIONAL	
SKYLAND														
R040509	02/12/2014	$1,925,000	$1,978,900	795 SKYLAND DR	0.860	2,665	2,112		713	Good	Average	2006	CONVENTIONAL	
R031756	04/01/2013	$1,476,000	$1,599,984	68 MULLIGAN DR	0.402	3,946			609	Very Good	Good	2007	CONVENTIONAL	
R015566	09/22/2011	$1,300,000	$1,547,520	532 FOREST LN	0.848	3,621	816		672	Good	Average	1997	CONVENTIONAL	MODERATE SLOPE
R040585	10/15/2013	$1,365,000	$1,433,796	90 TRENT JONES WAY	0.462	4,327	182		772	Very Good	Average	2005	SPLIT LEVEL	
R032583	03/26/2013	$1,175,000	$1,280,280	217 FAIRWAY DR	0.806	3,404			576	Good	Good	1999	CONVENTIONAL	
R032576	11/16/2012	$985,000	$1,095,320	18 SAGE CT	1.276	2,280	1,304		648	Good	Good	2000	CONVENTIONAL	
R032551	05/24/2012	$800,000	$916,480	37 WILLOW CT	0.437	1,894			709	Good	Average	2000	CONVENTIONAL	
R040580	11/17/2011	$759,900	$896,074	232 TRENT JONES WAY	0.484	3,042			528	Very Good	Average	2005	CONVENTIONAL	CUL DE SAC
R043247	06/01/2012	$755,000	$860,700	24 SHORT DR	0.081	2,831			637	Good	Average	2005	TOWNHOUSE	
R042820	01/08/2013	$745,500	$820,646	10 LINKS LN	0.290	2,067	581		532	Good	Good	2003	TOWNHOUSE	
R040557	12/09/2011	$640,000	$751,104	56 WAPITI WAY	0.320	2,669			621	Good	Average	2004	CONVENTIONAL	
R040215	08/27/2012	$655,000	$739,364	56 BIRDIE WAY	0.060	2,392			443	Good	Average	2000	TOWNHOUSE	
6 R040219	03/14/2013	$604,500	$658,663	88 BIRDIE WAY	0.070	2,522			422	Good	Average	1999	TOWNHOUSE	
5 R040363	10/08/2013	$625,000	$656,500	5 LINKS LN	0.038	1,577	789		324	Good	Good	1999	TOWNHOUSE	
R031785	10/28/2011	$548,700	$650,100	194 COYOTE CIR	0.086	2,133			480	Good	Average	2000	TOWNHOUSE	
R040368	07/11/2011	$540,000	$648,864	9 LINKS LN	0.038	1,522	801		324	Good	Good	1999	TOWNHOUSE	
R031778	10/05/2012	$580,000	$648,208	156 COYOTE CIR	0.083	1,976			400	Good	Average	1999	TOWNHOUSE	
4 R040361	01/30/2014	$605,000	$625,328	1 LINKS LN	0.038	1,635	789		324	Good	Good	1999	TOWNHOUSE	
R041581	09/26/2013	$563,000	$594,528	2 LINKS LN	0.020	1,857	345	221	464	Good	Good	1997	TOWNHOUSE	
1 R040218	05/29/2014	$575,000	$581,440	82 BIRDIE WAY	0.060	2,432			435	Good	Average	1999	TOWNHOUSE	
3 R040221	06/18/2014	$575,000	$578,220	85 BIRDIE WAY	0.060	2,291			443	Good	Average	1999	TOWNHOUSE	UTILITY EASEMENT
R040223	10/03/2011	$495,000	$586,476	63 BIRDIE WAY	0.060	2,231			485	Good	Average	2000	TOWNHOUSE	CUL DE SAC
R040226	06/27/2012	$510,000	$581,400	35 BIRDIE WAY	0.070	2,556			443	Good	Average	2000	TOWNHOUSE	
R040366	08/16/2012	$515,000	$581,332	13 LINKS LN	0.038	1,533	801		324	Good	Good	1999	TOWNHOUSE	
2* R040367	03/07/2013	$533,000	$580,757	11 LINKS LN	0.038	1,545	801		324	Good	Good	1999	TOWNHOUSE	

EXHIBIT Page 1 of 3 H

CBOE # 31

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 SQ FT	GARAGE SQ FT	CONSTRUCTION QUALITY	BUILDING CONDITION	EFFECTIVE YEAR BUILT	ARCHITECTURAL STYLE	UNIQUE CHARACTERISTICS
SKYLAND *(continued)*														
R033839	02/24/2012	$457,500	$531,798	6 LINKS CT	0.024	1,817	194		805	Good	Average	1997	TOWNHOUSE	
R032528	04/16/2013	$485,000	$525,740	106 ALPINE CT	0.083	1,816			233	Average	Average	2006	CONVENTIONAL	
R032060	08/29/2012	$457,000	$515,862	1 LINKS CT	0.026	1,234	696		308	Good	Good	1995	TOWNHOUSE	
R032035	03/29/2013	$459,500	$500,671	9 LINKS CT	0.026	1,234	696		308	Good	Good	1995	TOWNHOUSE	
R032527	04/12/2012	$423,000	$486,958	110 ALPINE CT	0.104	1,903			416	Average	Average	2005	CONVENTIONAL	
R032526	05/21/2013	$441,000	$475,574	114 ALPINE CT	0.146	1,731			589	Average	Average	2005	CONVENTIONAL	
R045216	05/22/2013	$425,500	$458,859	12 ALPINE CT	0.111	1,590			403	Good	Good	2007	TOWNHOUSE	
R045168	06/25/2012	$390,000	$444,600	47 ALPINE CT	0.098	1,736			520	Average	Good	2007	TOWNHOUSE	
BUCKHORN RANCH														
R041434	11/08/2013	$1,250,000	$1,306,000	33 BUCKHORN WAY	1.070	3,508	698	272	1372	Very Good	Average	2002	CONVENTIONAL	
R042238	10/29/2012	$1,092,500	$1,220,978	15 BUCKHORN WAY	1.210	3,433			838	Very Good	Average	2004	CONVENTIONAL	
R031088	03/28/2013	$1,065,000	$1,160,424	252 AVION DR	1.880	2,259	2,259		800	Good	Average	1994	CONVENTIONAL	
R042678	05/25/2012	$725,000	$830,560	720 AVION DR	0.170	3,010			672	Good	Good	2007	CONVENTIONAL	SPACE
R041436	09/27/2011	$553,410	$658,779	42 BUCKHORN WAY	1.870	2,832			576	Good	Average	2002	CONVENTIONAL	
R042574	10/15/2012	$520,000	$581,152	113 WHITE STALLION CIR	0.130	2,072			446	Good	Average	2006	CONVENTIONAL	
R031086	09/10/2013	$459,700	$485,443	33 EARHART LN	0.950	2,106			747	Average	Average	1999	CONVENTIONAL	CUL DE SAC
R042579	02/26/2014	$439,000	$451,292	173 WHITE STALLION CIR	0.140	1,578	865		450	Good	Average	2006	CONVENTIONAL	
R042655	01/09/2012	$289,900	$338,603	91 BRIDLE SPUR WAY	0.170	1,738			576	Average	Average	2006	CONVENTIONAL	CUL DE SAC
LARKSPUR														
R044112	05/29/2013	$698,000	$752,723	137 LARKSPUR LOOP, CRESTED BUT	0.276	2,346			492	Good	Very Good	2010	CONVENTIONAL	
R044080	05/20/2013	$523,000	$564,003	319 LARKSPUR LOOP, CRESTED BUT	0.220	1,943			588	Good	Good	2007	CONVENTIONAL	
RIVER GREEN														
R030283	12/14/2011	$727,500	$853,794	438 SLATE RIVER DR	0.360	3,624	902	80	826	Good	Good	2005	CONVENTIONAL	
R030285	05/25/2013	$450,000	$485,280	433 SLATE RIVER DR	0.346	1,712			420	Average	Average	1996	CONVENTIONAL	
SILVER SAGE														
R032146	03/04/2013	$625,000	$681,000	167 SILVER SAGE DR	0.820	3,981			420	Average	Average	2003	CONVENTIONAL	
RIVER RIM														
R031266	07/01/2013	$507,000	$541,070	211 KUBLER ST	0.450	2,495			466	Average	Average	2001	CONVENTIONAL	WATER INFLUENCE
R031259	08/29/2012	$400,000	$451,520	21 KUBLER CT	0.400	3,018			576	Average	Average	2000	CONVENTIONAL	
R031256	06/25/2014	$449,000	$451,514	42 KUBLER CT	0.470	2,060			646	Average	Average	2003	CONVENTIONAL	CUL DE SAC
R031268	10/16/2012	$388,200	$433,852	217 KUBLER ST	0.460	2,230			493	Average	Average	2000	CONVENTIONAL	WATER INFLUENCE

EXHIBIT H Page 2 of 3

CBOE # 31

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								
ALE PRICE	TIME-ADJUSTED SALE PRICE	ADDRESS	LAND SQ FT / 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	UNI
2,325,000	$2,611,440	325 HOMESTEAD LN, CRESTED BUTT	35.080	4,087			754	Good	Average	1999	CONVENTIONAL	RESIDENTIAL E
R030390 2nd improvement:				985			308	Average	Average	1997	CONVENTIONAL	
1,040,000	$1,156,480	1494 RED MOUNTAIN RD,	35.490	2,848	1,288		613	Good	Average	1995	CONVENTIONAL	MODERATE SL
$755,000	$864,928	939 LARIAT RD,	35.100	3,002			660	Good	Good	1995	LOG HOME	MODERATE SL
1,495,000	$1,645,696	200 WILD ROSE LN, JACKS CABIN AR	50.970	4,056			519	Good	Average	1999	CONVENTIONAL	RESIDENTIAL E
R027168 2nd improvement:				600				Average	Average	2001	GARAGE LIVING AREA	
$840,000	$934,080	1 SAGE HILL SPUR , JACKS CABIN AR	35.860	2,618	846	656	605	Good	Average	2000	CONVENTIONAL	MODERATE SL
$551,200	$612,934	2600 ROARING JUDY RD, JACKS CAB	40.110	2,316	900		528	Average	Average	1993	CONVENTIONAL	MODERATE SL
TY												
$640,000	$683,008	25222 STATE HIGHWAY 135 , CREST	3.407	2,088			280	Average	Average	2003	CONVENTIONAL	
$567,000	$678,132	284 WAPITI LN, CRESTED BUTTE	1.050	2,956			828	Good	Average	2006	CONVENTIONAL	BUTTE PASTUI
$485,000	$547,468	19834 STATE HIGHWAY 135 ,	1.590	2,098			576	Average	Average	1989	CONVENTIONAL	ON RIVER
$300,500	$345,936	26785 STATE HIGHWAY 135 , UPPER	2.380	912			504	Fair	Below Average	1974	SUMMER SFR	HIGHWAY INF

EXHIBIT Page 3 of 3 H

CBOE # 34

Brooke B. Leer
5441 Preserve Pkwy S
Greenwood Village CO 80121

DENVER CO 802
06 JUL 2015 PM 5 L

Received
County Adminstration
7/9/2015

CBOE #31

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

81230224800

Gunnison County
COLORADO

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

July 13, 2015

CBOE #31
William R Leer
6441 Preserve Pkwy S
Greenwood Village, CO 80121
brooke@rmi.net

Schedule Number:	R031779
Parcel Number:	3255-120-17-025
Property Description:	UNIT 3B LOT 3 TEOCALLI TOWNHOMES #629814

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 9:15 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
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

U.S. POSTAGE PITNEY BOWES
ZIP 81230 $ 000.48[5]
02 1W
0001368390 JUL 16 2015

William Leer
5441 Preserve Pkwy S
Greenwood Village, CO 80121

2015
Gunnison County Board of Equalization:
Hearing # 31

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:	**LEER WILLIAM R ETAL**
Account Number:	**R031779**
Parcel Number:	**3255-120-17-025**
Legal Description:	**UNIT 3B LOT 3 TEOCALLI TOWNHOMES**
Value:	**$638,910**

Residential Sales Comparable Inventory and Account Value Summary

CBOE #31

Owner: LEER WILLIAM R ETAL
5441 PRESERVE PKWY S
GREENWOOD VILLAGE, CO 80121

ACCOUNT #: R031779
PARCEL #: 3255-120-17-025
ECON AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R031779	R031785	R031778	R040361
PARCEL NUMBER:	3255-120-17-025	3255-120-17-015	3255-120-17-024	3255-010-12-008
PROPERTY ADDRESS:	158 COYOTE CIR	194 COYOTE CIR	156 COYOTE CIR	1 LINKS LN
	SKYLAND AREA	SKYLAND AREA	SKYLAND AREA	SKYLAND AREA
LEGAL DESCRIPTION:	UNIT 3B LOT 3 TEOCALLI TOWNHOMES	UNIT 6A LOT 6 TEOCALLI TOWNHOMES	UNIT 3A LOT 3 TEOCALLI TOWNHOMES	UNIT 1 THE LINKS AT SKYLAND THE LINKS VILLAS A COMMON
NET LAND AREA (SQ FT):	3,598	3,746	3,598	1,655
NET LAND AREA (ACRES):	0.0826	0.0860	0.0826	0.0380
# OF BUILDINGS:	1	1	1	1
ARCHITECTURAL STYLE:	TOWNHOUSE	TOWNHOUSE	TOWNHOUSE	TOWNHOUSE
ADJUSTED YEAR BUILT:	1999	2000	1999	1999
QUALITY CONSTRUCTION:	Good	Good	Good	Good
CONDITION:	Average	Average	Average	Good
RESIDENTIAL SQ FT:	2,146	2,133	1,976	1,635
FINISHED BASEMENT TYPE:				Walkout
FINISHED BASEMENT SQ FT:				789
UNFINISHED BSMNT SQ FT:				
GARAGE SQ FT:	400	480	400	324
SALE DATE:		10/28/2011	10/05/2012	01/30/2014
SALES PRICE:		$548,700	$580,000	$605,000
TIME ADJUSTED SALES PRICE:		$650,100	$648,208	$625,328
NET ADJUSTMENTS:		-$4,614	$30,411	-$20,105
ADJUSTED SELLING PRICE:		**$645,486**	**$678,619**	**$605,223**
SUBJECT ACCOUNT VALUE:	**$638,910**			

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.

These six examples include sales of townhomes in Skyland in the three years prior to June 30, 2014. Example #2 is the unit adjacent to the subject property.

Conclusion: Sales of residential properties in the same complex and subdivision support a market value of $638,910 for the petitioner's property as of June 30, 2014.

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

Residential Sales Comparable Inventory and Account Value Summary

CBOE #31

Owner: LEER WILLIAM R ETAL
5441 PRESERVE PKWY S
GREENWOOD VILLAGE, CO 80121

ACCOUNT #: R031779
PARCEL #: 3255-120-17-025
ECON AREA: 6

	SUBJECT	EXAMPLE 4	EXAMPLE 5	EXAMPLE 6
	R031779	R040363	R040219	R040218
PARCEL NUMBER:	3255-120-17-025	3255-010-12-006	3255-120-26-010	3255-120-26-009
PROPERTY ADDRESS:	158 COYOTE CIR	5 LINKS LN	88 BIRDIE WAY	82 BIRDIE WAY
	SKYLAND AREA	SKYLAND AREA	SKYLAND AREA	SKYLAND AREA
LEGAL DESCRIPTION:	UNIT 3B LOT 3 TEOCALLI TOWNHOMES	UNIT 5, THE LINKS AT SKYLAND, THE LINKS VILLAS, A COMMON	LOT 10A FAIRWAY PARK AT SKYLAND PHASE I	LOT 9A FAIRWAY PARK AT SKYLAND PHASE I
NET LAND AREA (SQ FT):	3,598	1,655	3,049	2,614
NET LAND AREA (ACRES):	0.0826	0.0380	0.0700	0.0600
# OF BUILDINGS:	1	1	1	1
ARCHITECTURAL STYLE:	TOWNHOUSE	TOWNHOUSE	TOWNHOUSE	TOWNHOUSE
ADJUSTED YEAR BUILT:	1999	1999	1999	1999
QUALITY CONSTRUCTION:	Good	Good	Good	Good
CONDITION:	Average	Good	Average	Average
RESIDENTIAL SQ FT:	2,146	1,577	2,522	2,432
FINISHED BASEMENT TYPE:		Walkout		
FINISHED BASEMENT SQ FT:		789		
GARAGE SQ FT:	400	324	422	435
SALE DATE:		10/8/2013	3/14/2013	5/29/2014
SALES PRICE:		$625,000	$604,500	$575,000
TIME ADJUSTED SALES PRICE:		$656,500	$658,663	$581,440
NET ADJUSTMENTS:		-$11,692	$5,220	$15,593
ADJUSTED SELLING PRICE:		**$644,808**	**$663,883**	**$597,033**
SUBJECT ACCOUNT VALUE:	**$638,910**			