Received
County Adminstration
7/15/15

CBOE #97

EXHIBIT A
Page 1 of 1

34093 Upper Bear Creek Rd.
Evergreen, CO 80439
July 10, 2015

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

Attention: Board of Equalization

Dear Board of Equalization:

I am petitioning the Board to appeal the Assessor's decision in determining the actual value of this property as of June 30, 2014. My protest is based on my letter to Ms. McFarland dated May 13, 2015, a copy of which is enclosed.

Thank you for your consideration of this matter.

Sincerely,

Wm Sandifer

William Sandifer

Enclosed: 1

CBOE #97

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

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ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R001114	2015	100	3701-353-31-012

PROPERTY OWNER	LEGAL DESCRIPTION
SANDIFER WILLIAM R II TRUST 34093 UPPER BEAR CREEK RD EVERGREEN, CO 80439-7816	LOTS 18-24 & ADJ VACATED ALLEY BLK 114 WEST GUNNISON #556885 #579187 #611852

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		264,290	235,180
TOTALS		$264,290	$235,180

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:

CBOE #97

Received County Administrator 7/15/15

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.)

$180,000

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 cover letter and letter to Ms. Kristy McFarland dated May ~~16~~ 13, 2015

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
Wm Sandlin	303-674-0500	7-11-15

*Attach letter of authorization signed by property owner.

WILLIAM R. SANDIFER II
34093 UPPER BEAR CREEK ROAD
EVERGREEN, COLORADO 80439

PHONE (303) 674-0500

Received County Adminstrator 7/15/15

CBOE #97

MAY 13, 2015

DATE R0011114 Assessment for 2015 R. E. Taxes

SUBJECT Parcel 3701-353-31-012

TO: Ms. Kristy McFarland
Gunnison County Assessor
221 North Wisconsin St.,Suite A
Gunnison, CO 81230

EXHIBIT B
Page 1 of 1

Dear Ms. McFarland:

I am writing to protest the excessively high assesment on the above referenced property.
To me the true value of a property is determined by the price a willing buyer will pay and a willing seller will accept.
I have been trying to sell this propertyfor over ten years and have had it listed with Doreen Letson of United Country 1n 2005 and more rrcently with Bill Knowles and Jim MacAllister now with Rocky Mountain Real Estate both in Gunnison. The listing price now is$227,000. and I have yet to receive any offer with a check attached. Jim has recommended that I lower the price to $199,000 to try to move it.
Considering my experience with this property, I am seriously considering lowering the price to 199,000 which after R. E. Commission and other costswould net about $188,000 If I got a full price offer which is unlikely.

I feel that the true value of the property is (As of 6/30/14) was About $180,000.

Thank you, Wm Sandifer

Item #ML72T The Drawing Board, Dallas, Texas 75266-0429
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REORDER ITEM #ML72T
FOLD AT (–) TO FIT DRAWING BOARD ENVELOPE #EW9DW

CERTIFIED MAIL™

William R. Sandifer II

34093 Upper Bear Creek Road
Evergreen, Colorado 80439

7014 0150 0001 2544 7991

1000

81230

U.S. POSTAGE
PAID
EVERGREEN, CO
80439
JUL 13, 15
AMOUNT
$6.74
R2304M110836-06

Received
County Adminstration
7/15/15

RETURN RECEIPT
REQUESTED

CBOE #97

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

RETURN RECEIPT
REQUESTED

1st NOTICE

81230 2248 0704

Gunnison County
COLORADO

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

July 20, 2015

CBOE #97
Trust
William R Sandifer
34093 Upper Bear Creek Rd
Evergreen, CO 80439

Schedule Number:	R001114
Parcel Number:	3701-353-31-012
Property Description:	LOTS 18-24 & ADJ VACATED ALLEY BLK 114 WEST GUNNISON #556885 #579187 #611852

Dear Property Owner,

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your property on Monday July 27, 2015 at 2:00 pm. The hearing will be held in the Board of County Commissioners meeting room, located in the Courthouse at 200 E. Virginia Ave. Gunnison, CO 81230. Please read the following information carefully.

You may appear before the Board in person, via telephone conference call, appear with your representative, or have your representative appear on your behalf. **If you plan to be represented by someone other than yourself at your hearing, please submit a letter of agency signed by you** to Bre Shelton by email at bshelton@gunnisoncounty.org, or by fax at 970-641-3061. **Please contact Bre prior to the hearing date to make a special request for a phone conference, if needed.**

1. You may submit your case in written form and waive a personal appearance before the Board. If your information is submitted in this manner, the Board will make a determination after reviewing the petition, any written evidence that has been provided, and after allowing the Assessor to give testimony and submit exhibits.

2. Upon your written request to the Assessor's Office at 221 N Wisconsin Street, Gunnison Colorado 81230, phone number 970-641-1085, the Assessor is required to make available to you, three (3) working days after receiving the request, all data supporting the valuation. Your request must be accompanied by your information supporting your valuation. This disclosure does not prohibit the introduction of additional data at the hearing discovered as a result of the exchange of the information.

3. Please provide one copy of the documentation that you plan to submit at the hearing, AND any documentation that has been provided to the Assessor's Office, by 8:00 am, two (2) business days prior to the hearing date of Monday July 27, 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

a1

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

U.S. POSTAGE PITNEY BOWES
ZIP 81230 $ 000.48[5]
02 1W
0001368390 JUL 21 2015

William Sandifer
34093 Upper Bear Creek Rd
Evergreen, CO 80439