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 Adminstration
7/13/2015

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R012861	2015	606	3177-350-04-006

CBOE #14

PROPERTY OWNER	LEGAL DESCRIPTION
DONNELL JAMES CARROL III ETAL PO BOX 242 CRESTED BUTTE, CO 81224-0242	1.4861A TR. U-2 SEC 35 13S86W #595672

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BY PM 7/9/15

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		1,014,570	1,014,570
TOTALS		$1,014,570	$1,014,570

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 # 944

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.)

$ 822,480

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.)

WE WERE VALUED @ $22,480 ON 5/1/14. ALL NEIGHBORING PROPERTIES ARE AT A SIMILAR VALUE. OUR PROPERTY IS NOT AS VALUABLE AS THEIRS.

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
	970-349-7412	7/8/15

*Attach letter of authorization signed by property owner.

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County Administration

2014 REAL PROPERTY NOTICE OF VALUATION

CBOE #94

Gunnison County
COLORADO

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

Date of Notice: May 1, 2014
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R012861	2014	606	3177-350-04-006

PROPERTY OWNER	LEGAL DESCRIPTION
DONNELL JAMES CARROL III ETAL PO BOX 242 CRESTED BUTTE, CO 81224-0242	1.4861A TR. U-2 SEC 35 13S86W #595672

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PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	569,850	822,480	+252,630
TOTALS	$569,850	$822,480	+$252,630

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

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	1.49

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	CONVENTIONAL
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1993
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,559 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

Assessor Quick Links

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Assessor Property Record Search

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CBOE # 94

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
1202 INVESTMENTS LLC ETAL C/O ROSS & MAR BUENA VISTA INVESTMENTS LLC C/O ROSS & M 3851 INDIAN PT MISSOURI CITY, TX 77459-6354	
Business Name:	NA

Today's Date:	May 6, 2015
Appraisal Year:	2015

NEIGHBORING PROPERTY

Account Number:	R012860
Parcel Number:	3177-350-04-010
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	606
Mill Levy:	56.397

Property Location:	1202 COUNTY ROAD 317 , GOTHIC CORRIDOR
Neighborhood:	GOTHIC CORRIDOR PSUEDO SUBD
LEA:	GOTHIC CORRIDOR:NON RIVER (61170)
Subdivision:	
Condo:	
Legal Description:	1.353 AC TR U-1 SEC 35 13S86W #594084 #594443
Parcel Notes	TOTAL PARCEL = 1.353 AC BOUNDARY LINE AGREEMENT #561210 AMENDMENT TO EASEMENT AGREEMENT #580774 DEC 6 2007 STATEMENT OF AUTHORITY #594083 RECORDED SEPT 17 2009 1202 INVESTMENTS LLC STATEMENT OF AUTHORITY #594444 RECORDED OCT 6 2009 BUENA VISTA INVESTMENTS LLC

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

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$182,200	$14,500	$702,530	$55,920	$884,730	$70,420

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$644,070	$51,270	56.397	$2,891.47
2013	$644,070	$51,270	49.795	$2,552.99
2012	$880,960	$70,120	43.359	$3,040.35
2011	$880,960	$70,120	44.434	$3,115.71
2010	$1,171,250	$93,240	40.244	$3,752.35
2009	$1,171,250	$93,240	39.091	$3,644.84
2008	$1,145,180	$91,160	40.652	$3,705.84
2007	$1,145,180	$91,160	35.448	$3,231.44
2006	$525,590	$41,840	44.485	$1,861.24

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
SINGLE FAM.RES.-LAND	Residential	1.353	YEAR AROUND GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW VIEWS - SCENIC OR ABOVE AVERAGE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
09/17/2009		SEARS ROSS A ETAL	BUENA VISTA INVESTMENTS LLC	N/A	594443	GEN WARR DEED - NO FEE

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Assessor Quick Links
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Assessor Property Record Search

CBOE #94

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
HEAL GERALD E ETAL BARKMAN BETTY J 1020 COUNTY ROAD 317 CRESTED BUTTE, CO 81224-9659	
Business Name:	NA

Today's Date:	May 6, 2015
Appraisal Year:	2015

Account Number:	R012862
Parcel Number:	3177-350-04-005
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	606
Mill Levy:	56.397

Property Location:	1020 COUNTY ROAD 317 , GOTHIC CORRIDOR
Neighborhood:	GOTHIC CORRIDOR PSUEDO SUBD
LEA:	GOTHIC CORRIDOR:NON RIVER (61170)
Subdivision:	
Condo:	
Legal Description:	1.462A TR. U-3 SEC 35 13S86W B667 P124
Parcel Notes	TOTAL PARCEL = 1.462 AC

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

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$182,200	$14,500	$357,550	$28,460	$539,750	$42,960

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$440,070	$35,030	56.397	$1,975.59
2013	$440,070	$35,030	49.795	$1,744.30
2012	$457,800	$36,440	43.359	$1,580.01
2011	$457,800	$36,440	44.434	$1,619.17
2010	$779,390	$62,040	40.244	$2,496.74
2009	$779,390	$62,040	39.091	$2,425.20
2008	$844,360	$85,630	40.652	$3,481.04
2007	$844,360	$85,630	35.448	$3,035.40
2006	$485,500	$46,640	44.485	$2,074.80

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
SINGLE FAM.RES.-LAND	Residential	1.462	YEAR AROUND GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW VIEWS - SCENIC OR ABOVE AVERAGE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
No sales associated with this parcel.						

Building Information

Building Number 1:

Occupancy Type	LOG HOME	Quality of Construction	Fair	Stories	2	Primary Heating System	

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Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
MCAULIFFE FLOYD E 2 PENNSYLVANIA AVE SAINT CLOUD, FL 34769-2377	
Business Name:	NA

Today's Date:	May 6, 2015
Appraisal Year:	2015

Account Number:	R012838
Parcel Number:	3177-350-01-030
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	606
Mill Levy:	56.397

Property Location:	1071 COUNTY ROAD 317 , GOTHIC CORRIDOR
Neighborhood:	GOTHIC CORRIDOR PSUEDO SUBD
LEA:	GOTHIC CORRIDOR:NON RIVER (61170)
Subdivision:	
Condo:	
Legal Description:	4.452A TRACT IN S2NW4 SEC 35 13S86W (AKA TR CD-2 OR PARCEL 7) #629582
Parcel Notes	TOTAL PARCEL = 4.452 AC STATEMENT OR AUTHORITY #533670.

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches
Generate Neighboring Owner List by Distance	
Search Sales By Subdivision	

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$182,200	$14,500	$671,560	$53,460	$853,760	$67,960

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$652,110	$51,910	56.397	$2,927.56
2013	$652,110	$51,910	49.795	$2,584.86
2012	$844,310	$67,200	43.359	$2,913.74
2011	$844,310	$67,200	44.434	$2,985.96
2010	$1,309,750	$104,260	40.244	$4,195.84
2009	$1,309,750	$104,260	39.091	$4,075.64
2008	$1,420,290	$113,060	40.652	$4,596.12
2007	$1,420,290	$113,060	35.448	$4,007.76
2006	$793,970	$63,200	44.485	$2,811.44

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
SINGLE FAM.RES.-LAND	Residential	4.452	YEAR AROUND GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - SAGE UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG VIEWS - PANORAMIC OR OUTSTANDING

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
10/16/2014	$650,000	MILES CAMILLE ANN	MCAULIFFE FLOYD E	Improved	629582	GEN WARR DEED - FEE
08/12/2003		MILES CAMILLE ANN	MILES LIVING TRUST	N/A	533669	CORRECTION DEED - NO FEE
12/29/1998		MILES CAMILLE ANN	MILES LIVING TRUST	N/A	489912	QUIT CLAIM DEED - FEE

Building Information

James & Rachel Donnell
PO Box 242
Crested Butte, CO 81224

DENVER CO 80

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CBOE #94

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County Administration
7/13/2015

GUNNISON COUNTY ASSESSOR
221 N WISCONSIN SUITE A
GUNNISON, CO 81230

81230243373

Gunnison County
COLORADO

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

July 20, 2015

CBOE #94
James Donnell
PO Box 424
Crested Butte, CO 81224

Schedule Number: R012861
Parcel Number: 3177-350-04-006
Property Description: 1.4861A TR. U-2 SEC 35 13S86W #595672

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 1:30 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

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Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

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James Donnell
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