CBOE #87

2015 REAL PROPERTY NOTICE OF DETERMINATION

Received
County Adminstration
7/15/15

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

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R030383	2015	601	3689-340-01-085

PROPERTY OWNER	LEGAL DESCRIPTION
HALL MARK ETAL 701 BOBTAIL NEWTON, KS 67114-5532	LOTS 3,4 BLK 1 & TR 125'X200' IN BLK 5 WHITE PINE B489 P976-978 B597 P279B712 P293 #564753 #564752 #565446 #565447

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		234,380	234,380
TOTALS		$234,380	$234,380

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

CBOE #87

County Board of Equalization Hearings will be held from July 1 through August 5 at Gunnison County Courthouse or Blackstock Government Center.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization shown below, and mail or deliver a copy of both sides of this form to:

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County Adminstrat
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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.)

$165,000.00

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.)

ATTACHED LETTER OF EXPLANATION & APPRAISAL.

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
Paul [illegible]	816-392-2931	7/11/15

*Attach letter of authorization signed by property owner.

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County Adminstration
7/15/15

Paul Flora
15100 S. Brougham Dr.
Olathe, KS 66062

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July 11, 2015

EXHIBIT A
Page 1 of 1

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

RE: Parcel Number 3689-340-01-085 (Lots 3, 4 BLK 1 & TR 125' X 200' in BLK 5 White Pine)
Account Number: R030383

Dear Sirs:

I am one of the owners of the referenced property. I am representing myself and the other property owners in this dispute. This will confirm that we are formally protesting the property valuation of the referenced property.

We've owned property in White Pine since 1976. By observation since that time, and by purchasing some property in 2001 and 2007 located near the disputed property, we have a pretty good sense of what property will sell for. We believe the correct value of the disputed property should be approximately $150,000.00 – approximately 64% of Gunnison County appraised value. We believe it would not bring more than that amount on the open market.

Example: In 2007 we purchased Parcel 014 in Block 5 of White Pine. It was appraised by Gunnison County for $1600.00, but sold for $1050.00 – about 66% of Gunnison County appraised value. The purchase price was never considered by the Gunnison County Assessor as the very next re-appraisal resulted in a substantial increase in valuation. This is an example only – this is not the property currently in dispute.

To help determine if we are correct in our belief, we purchased our own appraisal from a licensed real estate appraiser familiar with White Pine and surrounding areas. This appraisal has determined a market value of $165,000.00 – about 70% of Gunnison County appraised value. Please note that the attached appraisal shows the addition of solar panels (installed May 2015) that were not yet in place in 2014.

Please reduce the appraised value to the correct amount of $165,000.00 as verified by the attached appraisal. Although this appraisal reflects current market value and the solar improvements, we will accept that amount for the 2014 valuation.

Respectfully,

Paul Flora

Appraisal Attached

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County Adminstration
7/15/15

File No. flora

CBOE #81

EXHIBIT B
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APPRAISAL OF

Single Family Residence

LOCATED AT:

9942 County Road 888
White Pine, CO 81230

FOR:

Paul Flora
p.flora@cfmkc.com

BORROWER:

N/A

AS OF:

June 30, 2014

BY:

Tara J. Lambert
CR1316302

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County Adminstration
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APPRAISAL GROUP OF WESTERN COLORADO LLC
Real Estate Appraisal Services

File No. flora

CBOE #87

EXHIBIT B
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June 25, 2015

No AMC
Paul Flora
p.flora@cfmkc.com

File Number: flora

In accordance with your request, I have appraised the real property at:

9942 County Road 888
White Pine, CO 81230

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of June 30, 2014 is:

$165,000
One Hundred Sixty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted

Tara J. Lambert
CR1316302

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County Administration
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APPRAISAL GROUP OF WESTERN COLORADO LLC

Uniform Residential Appraisal Report

File No. flora

CBOE #87

EXHIBIT B
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The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 9942 County Road 888 City White Pine State CO Zip Code 81230
Borrower N/A Owner of Public Record Hall/Flora County Gunnison
Legal Description Lots 3,4 Blk 1 & Tr 125\'X200\' In Blk 5 White Pine
Assessor's Parcel # 3689-340-01-085 Tax Year 2014 R.E. Taxes $ 755
Neighborhood Name White Pine Map Reference Subdivision Plat Census Tract 9637
Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments $ 0 [ ] PUD HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Establish Market Value
Lender/Client Paul Flora Address p.flora@cfmkc.com, ,
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). GCAR

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ Date of Contract Is the property seller the owner of public record? [ ] Yes [ ] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[ ] Suburban	[X] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	25% %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	0% %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[ ] Under 3 mths	[ ] 3-6 mths	[X] Over 6 mths	45 Low	0	Multi-Family	0% %
Neighborhood Boundaries See Attached Addendum.								300 High	100	Commercial	0% %
								150 Pred.	10	Other Vacant	75% %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions Undetermined Area 35719 sf Shape Rectangular View B;Res;Trees/Mtn
Specific Zoning Classification Single Family Resident Zoning Description Single Family Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[ ]	[X] Solar/generator	Water	[ ]	[X] Spring/SharedSystem	Street Gravel paved	[X]	[ ]
Gas	[ ]	[X] Propane	Sanitary Sewer	[ ]	[X] Septic	Alley None/Typical	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone FEMA Map # Area not mapped FEMA Map Date
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. A survey was not available to me, and easements, if any, could not be determined. Typical utility easements are assumed. Electricity is not available to the Subject. Nothing adverse was observed during my inspection. Access by car is seasonal, or an easy snowmobile ride during winter months. The Subject Property overlooks the Creek.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	Conc Pillars/Avg	Floors	WdLam/Avg
# of Stories	1.5	[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Bd&Btt/Avg	Walls	HrdBd Panel/Av
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 0	sq. ft.	Roof Surface	Metal/Avg	Trim/Finish	Softwood/Avg
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish 0	%	Gutters & Downspouts	None/Typic	Bath Floor	WdLam/Avg
Design (Style)	Cabin	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Wd SnglPn/Avg	Bath Wainscot	Masonite/Avg
Year Built	1976	Evidence of [ ] Infestation		Storm Sash/Insulated	Yes	Car Storage	[ ] None
Effective Age (Yrs)	15	[ ] Dampness	[ ] Settlement	Screens	Yes	[X] Driveway	# of Cars 2
Attic	[X] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[X] WoodStove(s) #1	Driveway Surface	gravel
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Propane	[ ] Fireplace(s) # 0	[ ] Fence None	[ ] Garage	# of Cars 0
[ ] Floor	[ ] Scuttle	Cooling [ ] Central Air Conditioning		[X] Patio/Deck Wd	[X] Porch Wd	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[ ] Other None	[ ] Att.	[ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [ ] Dishwasher [ ] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 6 Rooms 2 Bedrooms 1.0 Bath(s) 1,372 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). Insulation, double pane windows -- standard energy efficient items.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;Physical Depreciation is typical for the age, quality, recreational use. The Subject is recreational cabin built in 1976. No significant Functional Obsolescence was noted; the Subject is functional and efficient. Quality is average frame construction; condition is average throughout.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe. Electricity is not available to the Subject; the Subject utilizes a solar system with generator back, which is typical, functional and efficient for properties that are "off the grid". A home with a solar system/generator back-up is comparable in terms of functional utility to a home with electricity.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

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Uniform Residential Appraisal Report

File No. flora

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 0 to $ 0

There are 0 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ to $

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Address	9942 County Road 888 White Pine, CO 81230	9955 County Road 888 Sargents, CO 81248	189 North Pond Rd Pitkin, CO 81241	4001 FS Rd 766 Pitkin, CO 81241
Proximity to Subject		0.92 miles NW	9.66 miles NW	8.99 miles NW
Sale Price	$	$ 105,000	$ 175,000	$ 124,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 143.84 sq. ft.	$ 154.87 sq. ft.	$ 137.47 sq. ft.
Data Source(s)		GunnCty #R009589;DOM Unk	GCAR #37019;DOM 111	GCAR #35548;DOM 382
Verification Source(s)		Appraised/Owner	Broker/Public Record/Appraisal	Broker/Public Record
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION / +(-) $ Adjustment	DESCRIPTION / +(-) $ Adjustment	DESCRIPTION / +(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0	ArmLth Conv;0	ArmLth Conv;0
Date of Sale/Time		s10/12;c09/12 / 10,500	s10/13;c09/13	s06/13;c04/13
Location	B;Res;Seas/Crk	B;Res;Seas/NoCr / 5,000	N;Res;Seasonal / 5,000	B;Res;Seas/NoCr / 5,000
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	35719 sf	6250 sf / 5,000	2.66 ac	10.33 ac / -5,000
View	B;Res;Trees/Mtn	B;Res;Trees/Mtn	B;Woods;Mtn / 0	B;Res;Trees/Mtn
Design (Style)	DT1.5;Cabin	DT1.5;Cabin	DT1.5;Cabin	DT1;Cabin / 0
Quality of Construction	Q4	Q4	Q4 / -11,300	Q4
Actual Age	39	16 / -10,000	28	20 / -10,000
Condition	C4	C4	C3 / -11,300	C4
Above Grade Room Count (Total; Bdrms; Baths)	6; 2; 1.0	4; 2; 1.1 / -2,500	5; 2; 1.0 / 0	2; 1; 1.0 / 0
Gross Living Area 65	1,372 sq. ft.	730 sq. ft. / 41,700	1,130 sq. ft. / 15,700	902 sq. ft. / 30,550
Basement & Finished Rooms Below Grade	0sf	0sf	0sf	0sf / 12,800
Functional Utility	Good	Good	Good	Good
Heating/Cooling	FWA Propane	Propane Unit / 0	Woodstove / 0	Woodstove / 0
Energy Efficient Items	Typical for area	Typical for area	None	Typical for area
Garage/Carport	2dw	2dw	2dw	2dw
Porch/Patio/Deck	Patio/Deck,Porch	Porch / 0	Patio/Deck,Porch	Patio/Deck,Porch
Net Adjustment (Total)		[X] + [ ] - $ 49,700	[ ] + [X] - $ 1,900	[X] + [ ] - $ 33,350
Adjusted Sale Price of Comparables		Net Adj. 47.3% Gross Adj. 71.1% $ 154,700	Net Adj. -1.1% Gross Adj. 24.7% $ 173,100	Net Adj. 26.9% Gross Adj. 51.1% $ 157,350

SALES COMPARISON APPROACH

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) Public Record

My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) Appraisals, Public Record

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Public Record	Public Record	Public Record	Public Record
Effective Date of Data Source(s)	06/19/2015	06/19/2015	06/19/2015	06/19/2015

Analysis of prior sale or transfer history of the subject property and comparable sales Prior sales/transfer history for the Subject and the Sales is as noted.

Summary of Sales Comparison Approach. See attached addendum.

Indicated Value by Sales Comparison Approach $ 165,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 165,000 Cost Approach (if developed) $ 162,100 Income Approach (if developed) $ 0

Properties of this nature are purchased for the use amenity, and rarely for the production of income. Therefore the Income Approach is not utilized.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 165,000 as of 06/30/2014, which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Lots 5, 6, Block 1, and Lot 21 Block 1 White Pine 07/22/2013 $12,000, $3,000 per lot.

COST APPROACH

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Local builders, suppliers, published cost guides

Quality rating from cost service Average Effective date of cost data 03/31/2015

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

See Attached Addendum.

OPINION OF SITE VALUE	= $	18,000
Dwelling 1,372 Sq. Ft. @ $ 150.00	= $	205,800
Sq. Ft. @ $	= $	0
		0
Garage/Carport 0 Sq. Ft. @ $	= $	0
Total Estimate of Cost-New	= $	205,800
Less 50 Physical / Functional / External		
Depreciation $61,740	= $ (	61,740)
Depreciated Cost of Improvements	= $	144,060
"As-is" Value of Site Improvements	= $	
INDICATED VALUE BY COST APPROACH	= $	162,100

Estimated Remaining Economic Life (HUD and VA only) 35 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☒ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

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22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Tara J Lambert
Name Tara J. Lambert
Company Name Appraisal Group of Western Colorado LLC
Company Address 108 W. Tomichi Ave.
Suite C Gunnison, CO 81230
Telephone Number (970)641-5748
Email Address lambert@pcrs.net
Date of Signature and Report 06/25/2015
Effective Date of Appraisal 06/30/2014
State Certification # CR1316302
or State License #
or Other (describe) State #
State CO
Expiration Date of Certification or License 12/31/2015

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED
9942 County Road 888
White Pine, CO 81230

APPRAISED VALUE OF SUBJECT PROPERTY $ 165,000

LENDER/CLIENT
Name No AMC
Company Name Paul Flora
Company Address p.flora@cfmkc.com
Email Address

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

APPRAISAL GROUP OF WESTERN COLORADO LLC

Uniform Residential Appraisal Report

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FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	9942 County Road 888 White Pine, CO 81230	5200 County Road 763 Gunnison, CO 81230		3000 Mosquito Gulch Pitkin, CO 81241			
Proximity to Subject		6.66 miles NW		8.99 miles NW			
Sale Price	$		$ 99,000		$ 120,000		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 165.00 sq. ft.		$ 141.51 sq. ft.		$ 0.00 sq. ft.	
Data Source(s)		GCAR #34665;DOM 682		GCAR #35506;DOM 370			
Verification Source(s)		Broker/Public Record		Broker/Public Record			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		ArmLth OwnerCarry;0			
Date of Sale/Time		s06/13;c05/13		s06/13;c04/13			
Location	B;Res;Seas/Crk	B;Res;Seas/NoCr	5,000	B;Res;Seas/NoCr	5,000		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	35719 sf	10.33 ac	-5,000	30.96 ac	-10,000		
View	B;Res;Trees/Mtn	B;Res;Trees/Mtn		B;Res;Trees/Mtn			
Design (Style)	DT1.5;Cabin	Cabin		Cabin			
Quality of Construction	Q4	Q4		Q4			
Actual Age	39	15	-10,000	49	0		
Condition	C4	C4		C4			
Above Grade Room Count (Total / Bdrms / Baths)	6 / 2 / 1.0	2 / 1 / 1.0		2 / 1 / 1.0	2,500	/ /	
Gross Living Area	65 / 1,372 sq. ft.	600 sq. ft.	50,200	848 sq. ft.	34,100	sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	12,800		
Functional Utility	Good	Good		Good			
Heating/Cooling	FWA Propane	Woodstove		Woodstove			
Energy Efficient Items	Typical for area	Typical for area		Typical for area			
Garage/Carport	2dw	2dw		2dw			
Porch/Patio/Deck	Patio/Deck,Porch	Patio/Deck,Porch		Patio/Deck,Porch			
Net Adjustment (Total)		[X] + [ ] -	$ 40,200	[X] + [ ] -	$ 44,400	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj. 40.6% Gross Adj. 70.9%	$ 139,200	Net Adj. 37.0% Gross Adj. 53.7%	$ 164,400	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Public Record	Public Record	Public Record	
Effective Date of Data Source(s)	06/19/2015	06/19/2015	06/19/2015	

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

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Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

**Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

APPRAISAL GROUP OF WESTERN COLORADO LLC

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Abbreviations Used in Data Standardization Text

Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design(Style)
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
BsyRd	Busy Road	Location
cp	Carport	Garage/Carport
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
cv	Covered	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
DT	Detached Structure	Design(Style)
dw	Driveway	Garage/Carport
Estate	Estate Sale	Sale or Financing Concessions
e	Expiration Date	Date of Sale/Time
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Garage - Attached	Garage/Carport
gbi	Garage - Built-in	Garage/Carport
gd	Garage - Detached	Garage/Carport
GR	Garden Structure	Design(Style)
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
HR	High Rise Structure	Design(Style)
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
MR	Mid-Rise Structure	Design(Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
op	Open	Garage/Carport
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design(Style)
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RT	Row or Townhouse	Design(Style)
RH	Rural Housing - USDA	Sale or Financing Concessions
SD	Semi-detached Structure	Design(Style)
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
w	Withdrawn Date	Date of Sale/Time
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields

Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: N/A	File No.: flora	
Property Address: 9942 County Road 888	Case No.:	
City: White Pine	State: CO	Zip: 81230
Lender: Paul Flora		

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Purpose of Appraisal
The purpose of this appraisal is to offer an opinion of the market value, as defined herein, of the subject property as of the effective date of this report. This report is intended for use by Paul Flora in protest of the assessed value; it is not intended for any other use. It is prepared following the guidelines of the Uniform Standards of Professional Appraisal Practice. The appraisal report is not a home inspection report and it should not be relied upon to disclose conditions of the property. Although a walk-through inspection has been performed, an appraiser is not an expert in the field of building inspection and/or engineering. An expert in the field of engineering should be consulted if an analysis of structural integrity is desired.

Scope of Appraisal
The scope of this report includes an inspection and analysis of the subject unit, neighborhood and market; research of comparables, developing a value indication for the subject property. The development of value includes consideration to all three methods of valuation that are applicable to this particular property.

USPAP and FIRREA Compliance
The contents of this report and the analysis presented herein are intended to comply and meet all applicable FIRREA regulations and guidelines requirements. This report complies with USPAP requirements for a complete appraisal/summary appraisal report.

Intended User
The Intended User of this appraisal report is Paul Flora. The Intended Use is to evaluate the property that is the subject of this appraisal for the purpose of protesting the assessed value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Neighborhood Boundaries
The Town of White Pine would be considered the neighborhood. This very small seasonal community is approximately thirty miles east of Gunnison as the crow flies, and approximately thirty-nine miles via US Highway 50 to Sargents, and then ten miles northwest via County Road 888. Winter access is via snowmobile; in the summer months, White Pine is accessible by car. All major services, employment and schools are located in Gunnison; limited services and a Post Office are located in Sargents. Tourism is relied upon heavily and most of the residences are seasonal; the area is renowned for its physical beauty, historical significance (White Pine enjoys a colorful history as a mining community during the "boom and bust" of the late 1800's); and for the abundant recreational opportunities, including fishing, hiking, biking, snowmobiling and cross country skiing.

Neighborhood Market Conditions
From 1992 to 2001, sales and prices achieved "mini boom" proportions due to low interest rates and population influx. Late 2001, activity decreased slightly, as did the strength of the national economy due to the events of 9/11. 2002 and 2003 were stable, relatively active markets, and activity increased significantly mid-year 2004 when Crested Butte Mountain Resort, a world class alpine ski resort thirty miles north, was purchased and positive speculation spurred an active market until approximately mid-year, 2007. In the fall of 2007 events and subsequent changes within the mortgage industry impacted the real estate markets as well as the availability of monies to a large percentage of potential borrowers on a national scale. National economic/real estate indicators would lead some to the conclusion that local market values declined significantly across the board, however as has been historically true, the Gunnison market area remains less effected by national happenings and values remained generally stable through 2010 for many market sectors. The most recent data is suggestive of meaningful stabilization; in addition, other market indicators are encouraging including stabilizing marketing times, declines in the numbers of short sales and foreclosures within all market sectors, and steady listing prices for most market sectors. Currently, activity is increasing within most market sectors as the summer selling season commences; the number of closed sales is increasing, properties coming under contract are more consistent and contract prices are generally strong for those properties that are correctly priced; activity is noted for most market sectors, new construction is increasing, and there are indications of stabilization for most market sectors and areas.

Residential value trends for the Gunnison market area as indicated by average and median sale prices of residential homes, taking into consideration Gunnison proper and Gunnison's suburban neighborhoods: average sale price for 2007 was $395,233 and median $260,400; average sale price for 2008 was $394,119 and median $290,000; for 2009 $251,668 and $235,000; for 2010 $273,211 and $247,000. Figures for 2011 indicate the beginning of the declining trend: average $339,375 was a strong figure, but the median $214,450 was down significantly; average and median values for 2012, $221,337 and $210,000 respectively, hinted at stabilization. Average and median values for 2013 continued to strengthen: average $285,400 and median $233,750 . It is important to consider that residential properties under approximately $250,000 represent one of the most active sectors; higher value properties from $350,000 and up is a quieter sector, and foreclosures and short sales are factored into average and median values; and finally, very limited quantitative and qualitative data renders weak analysis and conclusions. Gunnison's summer selling season is commencing at this writing, and will extend through late fall; a steady market is anticipated.

Comments on Sales Comparison
As stated throughout the report, the White Pine area is a very small seasonal residential community. A few basic services are located in Sargents, ten miles south; major services and employment are located in Gunnison, thirty-nine nine miles southwest.

Due to the small market area, sales data is very limited. I present five Sales with which to establish a value for the Subject, one of which is within the immediate area (Sale #1) and constitutes White Pine's most recent Sale. The remaining Sales are presented from the Pitkin area southwest of White Pine, also similar in terms of seasonal access and linkages, activity and values. The Sales presented are the most recent sales within the market area that are suitably comparable to the Subject; they are the best and only data available at this time, and is presented as such in this report.

As noted, the Subject is seasonal access; the Sales presented are similar. The Subject's White Pine location is rural/remote; the Sales presented are similar. The Subject enjoys creek frontage; I am unable to present a recent closed Sale with creek frontage, so adjustments are applied across the board that are based on past market data comparisons, and analysis of vacant site sale and listing data. Site adjustments reflect differences in site values attributable to differences in site size; adjustments are based in paired sales analysis and analysis of vacant site sales data. Only significant differences in site size are adjusted for; size is a factor inherent in value; the Subject and the Sales presented occupy single family residential sites which cannot be subdivided, nor are they income producing and they cannot be put to any other use.

ADDENDUM

Borrower: N/A	File No.: flora	
Property Address: 9942 County Road 888	Case No.:	
City: White Pine	State: CO	Zip: 81230
Lender: Paul Flora		

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Therefore the area outside that necessary to support the improvements could be considered surplus land which does not necessarily contribute to value on a per unit basis. Finally, the areas represented are mountainous; large portions of sites are commonly unbuildable due to terrain, dense trees, rock outcroppings therefore effective areas, or buildable areas, are often more comparable that at first glance. Offsetting adjustments are shown to indicate the Subject's favorable creek frontage, but the larger sites of the some of the Sales presented.

Sale #1's transaction date is older than the appraiser prefers, but as White Pine's most recent Sale, it is appropriately presented here despite the transaction date. An adjustment for time is applied to reflect increasing values for the region, which is based on .5% per month, based on paired sales analysis as well as analysis of residential value trends over the previous forty-eight months. Quality of construction adjustments and condition adjustments are based on my appraisals, paired sales analysis and analysis of prices per square foot of living area. Age adjustments are based on approximately $2,000 per year of effective age difference. Bath counts are adjusted on the basis of $5,000 per Bath. Gross Living Area adjustments are based on $65 per square foot.

Taken together, the Sales presented define a range of value for recreational properties within the Gunnison market area. Reasonably recent transaction dates are reflective of activity and values for this market sector. Dated Sales are included when they lend support to a value related characteristic of the Subject not found in the more recent data; search parameters are expanded in order to present White Pine's most recent closed Sale. Line, net and gross adjustments are excessive in some instances, but this is common for the market area and this market sector, and cannot be avoided in this instance, as the only data available is presented and adjusted as required. Weighted consideration is given to Sale #1, which is the most recent for White Pine.

At the request of the client, in light of the intended use, the effective date of this appraisal report is June 14, 2014. My field visit was completed June 19, 2015, and the report completed and signed June 25, 2015.

Final Reconciliation

In conclusion, the Subject is a functional, efficient recreational property. It is well located in the heart of White Pine. Some services and amenities are located in Sargents, approximately ten miles away; schools, services and employment are located in Gunnison, approximately thirty nine miles away.

Given the Subject'solder actual age, little consideration is given to the Cost Approach; construction and labor costs are constantly fluctuating, and accruing depreciation of all forms can be difficult to determine, undermining the integrity of this approach. Maintenance, repair over the years further skewes this approach. The Market Approach is given primary consideration; the Sales and Listings presented are the most suitable, most recent data available with which to establish a value for the Subject. They are reflective of the market for the area, and of the Subject's value related characteristics; and this approach best reflects the actions of buyers and sellers within this limited market sector. The best and only data is presented here.

The most recent data for Gunnison's markets and submarkets is generally indicative of a commencing stable trend. As the summer selling season approaches activity is increasing. Interest rates are at an attractive level and are anticipated to remain steady for the foreseeable future; prices and resale values are generally strong for properties that are correctly priced; limited new construction continues. Gunnison's summer selling season is in full swing at this writing; an increasingly active market is anticipated.

Cost Approach Comments

Replacement cost figures are determined by conversations with local builders and suppliers, published cost guides, and are supported by my own experience, and take into consideration the Subject's rather remote location and distance from labor and suppliers. Physical Depreciation is based on a Total Economic Life of 50 years, or 2% per year. Land/improvement ratio is typical for the neighborhood.

USPAP ADDENDUM

File No. flora

Borrower: N/A
Property Address: 9942 County Road 888
City: White Pine County: Gunnison State: CO Zip Code: 81230
Lender: Paul Flora

Received
County Administration
7/15/15

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 365

CBOE #87

EXHIBIT B
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Additional Certifications

[X] I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

[ ] I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: Tara J. Lambert
Name: Tara J. Lambert
Date Signed: 06/25/2015
State Certification #: CR1316302
or State License #:
or Other (describe): State #:
State: CO
Expiration Date of Certification or License: 12/31/2015
Effective Date of Appraisal: June 30, 2015

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

Borrower: N/A		File No.: flora
Property Address: 9942 County Road 888		Case No.:
City: White Pine	State: CO	Zip: 81230
Lender: Paul Flora		

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County Administration
2/15/15
CBOE #87
EXHIBIT B
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Alternate Street View

Exterior

View

View

Loft/Bedroom

Living Room/Dining

Living Room

Kitchen

Bedroom

Bedroom

Bath

Exterior

Exterior

FLOORPLAN SKETCH

Borrower: N/A	File No.: flora	
Property Address: 9942 County Road 888	Case No.:	
City: White Pine	State: CO	Zip: 81230
Lender: Paul Flora		

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7/15/15

CBOE # 87

EXHIBIT B
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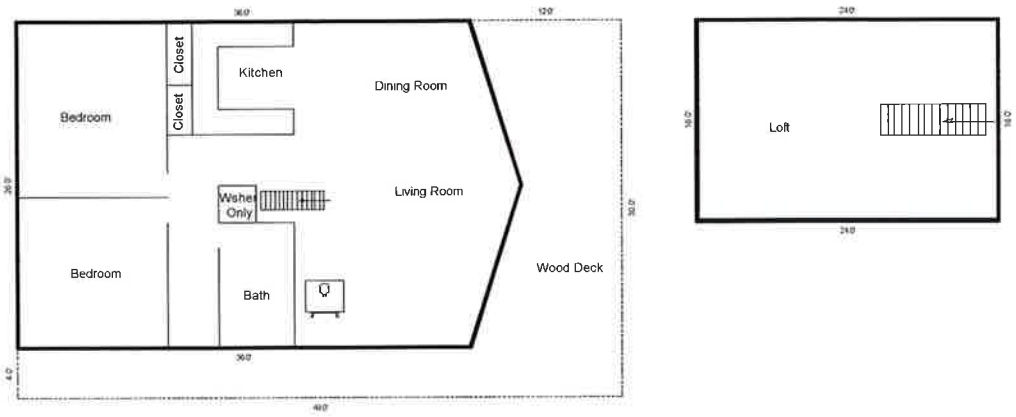

Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	988.00	988.00
GLA2	Second Floor	384.00	384.00
P/P	Deck	452.00	452.00
TOTAL LIVABLE	(rounded)		1372

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
26.0 x 36.0		936.00
0.5 x 4.0 x 26.0		52.00
Second Floor		
16.0 x 24.0		384.00
3 Calculations Total (rounded)		1372

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County Administration
7/15/15

CBOE # 87

EXHIBIT B
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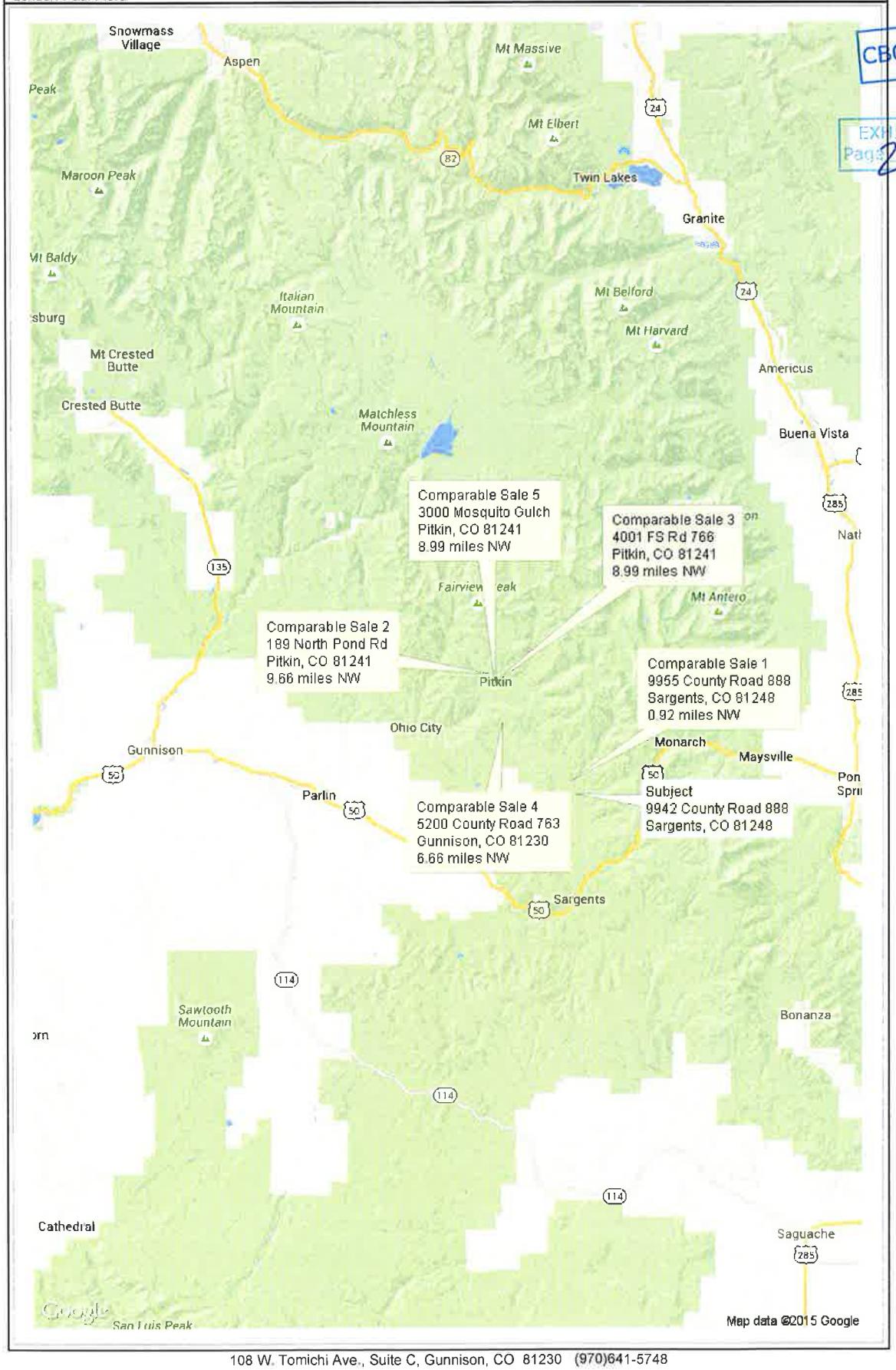
LOCATION MAP

Borrower: N/A	File No.: flora	
Property Address: 9942 County Road 888	Case No.:	
City: White Pine	State: CO	Zip: 81230
Lender: Paul Flora		



Borrower: N/A		File No.: flora
Property Address: 9942 County Road 888		Case No.:
City: White Pine	State: CO	Zip: 81230
Lender: Paul Flora		

Received
County Administrator
7/15/15

CBOE # 87

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STATE OF COLORADO
Department of Regulatory Agencies
Division of Real Estate

Active
Cert Residential Appraiser

PRINTED ON SECURE PAPER

1316302	Jan 1 2013	Dec 31 2015
Number	Issue Date	Expires

TARA J LAMBERT
GUNNISON, CO 81230

Program Administrator

Licensee Signature

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OLATHE, KS 66062

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CBOE #87

GUNNISON CO BOARD OF EQUALIZATION
200 E VIRGINIA AVE
GUNNISON, CO 81230

Gunnison County
COLORADO

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

July 20, 2015

CBOE #87
Attn: Paul Flora
Mark Hall
15100 S Brougham Dr
Olathe, KS 66062

Schedule Number:	R030383
Parcel Number:	3689-340-01-085
Property Description:	LOTS 3,4 BLK 1 & TR125'X200' IN BLK 5 WHITE PINE B489 P976-978 B597 P279B712 P293 #564753 #564752 #565446 #565447

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 10:30 am. The hearing will be held in the Board of County Commissioners meeting room, located in the Courthouse at 200 E. Virginia Ave. Gunnison, CO 81230. Please read the following information carefully.

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

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

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

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

61

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

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Paul Flora
15100 S. Brougham Dr.
Olathe, KS 66002