CBOE # 82

2015 REAL PROPERTY NOTICE OF DETERMINATION

Gunnison County COLORADO

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

Date of Notice: June 30, 2015
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

Received County Administration 7/16/15 PM 7/14/15

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R030353	2015	616	3257-060-06-005

PROPERTY OWNER	LEGAL DESCRIPTION
SCHNEIDER DENNIS L ETAL 7175 DARK HORSE DR COLORADO SPRINGS, CO 80919-1410	UNIT 5 GOLF VILLAS AT SKYLAND FILING 1 #618907

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		489,290	489,290
TOTALS		$489,290	$489,290

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 #82

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:

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

Received
County Adminstration
7/16/15 PM 7/14/15

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.)

$ 330,000

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, rent roll, original installed cost, appraisal, etc.)

Unit 1 in Golf Villas is a 3 BR, 3 Bath, fully remodeled unit of 1371 sqft. that is currently listed for sale at $449,000. Our unit is a 2 BR, 2 Bath partially remodeled unit of 1250 sq ft. Its value cannot be more than the Unit 1 St. Andrews Court, which is larger & 3BR/3Bath & fully remodeled.

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
Dennis Schneider	719 648-2801	7/11/15

*Attach letter of authorization signed by property owner.

CBOE #82

DeAna Nasseth <deana.nasseth@gmail.com>

Received
County Adminstration
7/16/15 PM 7/14/15

Fwd: Protest valuation for R030353

1 message

Dennis Schneider <dschneider7175@gmail.com> Mon, Jul 13, 2015 at 11:09 PM
To: DeAna Nasseth <deana.nasseth@gmail.com>

EXHIBIT A
Page 1 of 1

---------- Forwarded message ----------
From: **Dennis Schneider** <dschneider7175@gmail.com>
Date: Sat, May 9, 2015 at 6:31 PM
Subject: Protest valuation for R030353
To: assessor@gunnisoncounty.org
Cc: Dennis Schneider <dschneider7175@gmail.com>

Dear assessor,
I wish to formally protest the valuation of R030353 or 5 St. Andrews Circle a unit of Golf Villas townhomes in Skyland subdivision.
My estimate of the true value of this unit is $285,000.
The basis of that is as follows:
We bought this unit in 2013 for $229,000 and have refurbished it at a cost of $45,00 for a total investment of $274,000. The unit was constructed in 1992 not 1998 and is a two bedroom not 3 bedroom unit.We added 200 sq ft with the remodel.
The 2015 reappraisal spreadsheet for sales in economic area 6 for Skyland subdivision from 2011-June 2014 does not include any property sales in Golf Villas including ours . The lowest property price on your spreadsheet in Skyland is $440,000 and does not include any of the lower end units such as the Golf Villas . This link is a list of sales that our realtor put together which includes several Golf Villas units. The average sales price of 2 BR units sold in Golf Villas during this reappraisal period was $222,000.
While we realize property values have improved since we purchased this unit in 2013, it is not realistic to believe that the value has gone up almost $300,000 or 105% of purchase price in 2 years.

Thank you for your consideration.

Dennis Schneider

Dennis Schneider
7175 Dark Horse Dr.
Colorado Spgs., CO 80919-1410

DENVER CO 802

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

CBOE # 80

81230224800

Gunnison County
COLORADO

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

July 20, 2015

CBOE #82
Dennis L Schneider
7175 Dark Horse Dr.
Colorado Springs, CO 80919
dschneider7175@gmail.com

Schedule Number: R030353
Parcel Number: 3257-060-06-005
Property Description: UNIT 5 GOLF VILLAS AT SKYLAND FILING 1 #618907

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 9:00 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

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Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

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Dennis Schneider
7175 Dark Horse Dr.
Colorado Springs, CO 80919