CBOE # 78

2015 REAL PROPERTY NOTICE OF DETERMINATION

Received
County Administration
7/14/15

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
R007800	2015	601	3433-223-05-001

PROPERTY OWNER	LEGAL DESCRIPTION
COOLEY FAMILY LLC PO BOX 1866 VAN ALSTYNE, TX 75495-1866	LOT 127/128 (ONE LOT) SPRING CREEK TRACTS AMENDED PLAT B574 P777, B577 P182 #485962 #498928

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		452,640	452,640
TOTALS		$452,640	$452,640

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 #98

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

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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.)

$ 300,000 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.)

* 1) see attached

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.

James M. Cooley Insurance Partner — Signature

972-569-7794 — Telephone Number

7-9-15 — Date

*Attach letter of authorization signed by property owner.

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County Administration
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Cooley Family LLC
P.O. Box 1866
Van Alstyne, TX 75495
(972) 569-7795

CBOE #98

EXHIBIT A
Page 1 of 1

July 9, 2015

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

Via Certified Mail: 70142870000174082618
Re: Account Number R007800

To Whom It May Concern,

I am requesting a formal hearing on the tax value for property Account R007800. I will be in Colorado from July 24th to August 28th. Please schedule me for a hearing during that time frame.

I have attached a certified appraisal on this property dated August 1, 2013. The value is only $285,000.00.

This property is a vacation cabin. In addition, it is held by multiple owners making it much more difficult to sell.

You have increased the value 57%. This is an increase of $163,970.00. No property that is 31 years old can increase that much in value in a year.

Please notify me of the date at time of the formal hearing.

Sincerely,

James M. Cooley

James M. Cooley
Cooley Family LLC

File No. cooley

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County Administration
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CBOE # 98

August 7, 2013

EXHIBIT B
PAGE 1 of 4

No AMC
James Cooley
123 Eagle Point Dr
Van Alstyne, TX 75495-7042

File Number: cooley

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

639 County Road 54
Almont, CO 81210

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 August 1, 2013 is:

$285,000
Two Hundred Eighty-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.

CABIN & LOT

ILLY

Respectfully submitted,

Tara J. Lambert
CR1316302

CBOE #98

Uniform Residential Appraisal Report

File No. cooley

Received County Adminstratio 7/14/15

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 325,000 to $ 555,000

There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 218,712 to $ 590,000

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	639 County Road 54 Almont, CO 81210	180 County Road 742 Gunnison, CO 81210		1700 County Road 744 Almont, CO 81210		23000 County Road 742 Almont, CO 81210	
Proximity to Subject		6.85 miles SSW		0.36 miles ESE		13.76 miles NE	
Sale Price	$		$ 220,000		$ 375,000		$ 285,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 167.43 sq. ft.		$ 353.77 sq. ft.		$ 179.25 sq. ft.	
Data Source(s)		GCAR #35318;DOM 455		GCAR #35767;DOM 53		GCAR #37029;DOM 32	
Verification Source(s)		Broker/Public Record		Broker/Public Record		Broker/Public Record	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		ArmLth Cash;0		ArmLth Cash;0	
Date of Sale/Time		s07/13;c07/13		s08/12;c07/12		s08/13;c07/13	
Location	B;Res;	B;Res;		B;Res;Creek	-100,000	N;Res;Seasnl	30,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	1.03 ac	1.73 ac	0	30056 sf	0	1.49 ac	0
View	B;Res;Woods	B;Res;Woods		B;Res;Mtn	0	N;Res;Mtn	0
Design (Style)	Cabin	Cabin		Cabin		Cabin	
Quality of Construction	Q4	Q5	32,900	Q3	-30,900	Q4	0
Actual Age	30	37	0	63	0	23	0
Condition	C4	C4		C4		C4	
Above Grade Room Count (Total / Bdrms / Baths)	6 / 4 / 2.0	5 / 2 / 1.0	5,000	5 / 2 / 2.0	0	7 / 4 / 3.0	-5,000
Gross Living Area 80	1,560 sq. ft.	1,314 sq. ft.	19,700	1,060 sq. ft.	40,000	1,590 sq. ft.	0 / -2,400
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	Elec. BaseBd	Elec. BaseBd		Elec. BaseBd		Propane ForcAir	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	No Garage	1 Car Garage	-10,000	1 Car Garage	-10,000	No Garage	
Porch/Patio/Deck	Patio/Deck,Porch	Patio/Deck,Porch		Porch,Deck		Patio/Deck,Porch	
	Woodstove	Woodstove		Fireplace		Woodstove	
Net Adjustment (Total)		[X] + [ ] -	$ 47,600	[ ] + [X] -	$ 100,900	[X] + [ ] -	$ 22,600
Adjusted Sale Price of Comparables		Net Adj. 21.6% Gross Adj. 30.7%	$ 267,600	Net Adj. -26.9% Gross Adj. 48.2%	$ 274,100	Net Adj. 7.9% Gross Adj. 13.1%	$ 307,600

LOT →

SF →

EXHIBIT B Page 2 of 4

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) 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)	08/01/2013	08/01/2013	08/01/2013	08/01/2013

Analysis of prior sale or transfer history of the subject property and comparable sales No prior sales or transfer history for the Subject or the Sales. 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 time period immediately preceding acceptance of this assignment.

Summary of Sales Comparison Approach See Attached Addendum.

Indicated Value by Sales Comparison Approach $ 285,000

Indicated Value by: Sales Comparison Approach $ 285,000 Cost Approach (if developed) $ 307,200 Income Approach (if developed) $ 0

Properties of this nature are purchased for their 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 $ 285,000 as of 08/01/2013, which is the date of inspection and the effective date of this appraisal.

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APPRAISAL GROUP OF WESTERN COLORADO LLC

Uniform Residential Appraisal Report

File No. cooley

CBOE #98

EXHIBIT B 4
Page 3 of 4

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 639 County Road 54 City Almont State CO Zip Code 81210
Borrower N/A Owner of Public Record Cooley Family LLC County Gunnison
Legal Description Lot 127-128 (1 Lot) Spring Creek Tracts Amended Plat
Assessor's Parcel # 3433-223-05-001 Tax Year 2012 R.E. Taxes $ 1,132
Neighborhood Name Spring Creek Map Reference National Forest 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) Estimate of Fair Market Value
Lender/Client James Cooley Address 123 Eagle Point Dr, Van Alstyne, TX 75495-7042
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	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	35% %
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	200 Low	0	Multi-Family	0% %
Neighborhood Boundaries Spring Creek Canyon is considered to be the neighborhood. The neighborhood is mountainous and treed, Spring Creek runs along the canyon floor.								1000 High	25	Commercial	0% %
								350 Pred.	15	Other Vacant	65% %

Neighborhood Description See Attached Addendum

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

SITE

Dimensions Irregular Area 1.03 ac Shape Rectangular View B;Res;Woods
Specific Zoning Classification Single Family Res. 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]	[ ]	Water	[ ]	[X] Well	Street Gravel	[X]	[ ]
Gas	[ ]	[ ]	Sanitary Sewer	[ ]	[X] Septic	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone Zone X FEMA Map # 080078 0475B FEMA Map Date 09/29/1989
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 is not available to me, so easements, if any, could not be determined. Nothing adverse was observed during my inspection. Typical utility easements are assumed.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[X] Crawl Space	Foundation Walls	Concrete Blk/Gd	Floors	Carp/Vinyl/Avg
# of Stories	1.5	[ ] Full Basement	[ ] Partial Basement	Exterior Walls	D Log/Good	Walls	Log/Pnl/Dry/Gd
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 0	sq. ft.	Roof Surface	Metal/Good	Trim/Finish	Softwood/Avg
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish 0	%	Gutters & Downspouts	None/Typical	Bath Floor	Carpet/Avg
Design (Style)	Cabin	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Wd/Al/Dbl Pane	Bath Wainscot	Fiberglass/Avg
Year Built	1983	Evidence of [ ] Infestation		Storm Sash/Insulated	Yes	Car Storage	[ ] None
Effective Age (Yrs)	10	[ ] Dampness	[ ] Settlement	Screens	Yes	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [ ] FWA [ ] HWBB	[ ] Radiant	Amenities	[X] WoodStove(s) # 1	Driveway Surface	Dirt
[ ] Drop Stair	[ ] Stairs	[X] Other BaseBd	Fuel Elec.	[ ] Fireplace(s) # 0	[ ] Fence None	[ ] Garage	# of Cars 0
[ ] Floor	[X] 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 [X] Dishwasher [ ] Disposal [ ] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 6 Rooms 4 Bedrooms 2.0 Bath(s) 1,560 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). See attached addendum.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;Physical Depreciation is less than typical due to the good quality, limited use, regular maintenance, repair. Quality is average D log construction; condition is average throughout. No Functional Obsolescence was noted; the Subject is functional and efficient with a favorable four bedrooms/two baths.

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.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

Year Built →

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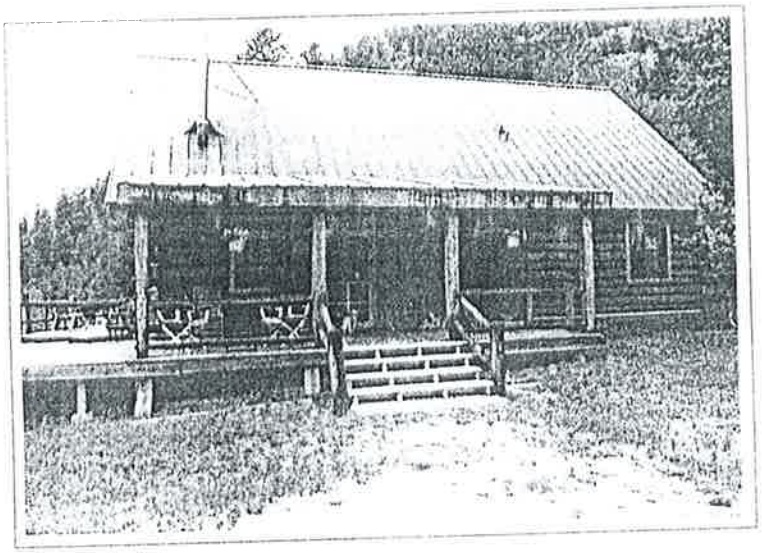
7/14/15

CBOE #98

APPRAISAL OF



Single Family Residence

EXHIBIT B
Page 4 of 4

LOCATED AT

639 County Road 54
Almont, CO 81210

FOR

James Cooley
123 Eagle Point Dr
Van Alstyne, TX 75495-7042

BORROWER

N/A

AS OF

August 1, 2015

BY

Tara J. Lambert
CR1316302

Cooley Family LLC
P.O. Box 1866
Van Alstyne, TX 75495

CERTIFIED MAIL®

7014 2870 0001 7408 2618

UNITED STATES POSTAL SERVICE

1000

81230

U.S. POSTAGE
PAID
VAN ALSTYNE, TX
75495
JUL 10, 15
AMOUNT
$6.96
R2305E124129-06

CBOE #____

Received
County Adminstration
7/14/15

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

1st NOTICE
2nd NOTICE
3rd NOTICE

8123082248

Gunnison County
COLORADO

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

July 20, 2015

CBOE #98
Cooley Family LLC
James Cooley
PO Box 1866
Van Alstyne, TX 75495

Schedule Number:	R007800
Parcel Number:	3433-223-05-001
Property Description:	LOT 127/128 (ONE LOT) SPRING CREEK TRACTS AMENDED PLAT B574 P777, B577 P182 #485962 #498928

Dear Property Owner,

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your property on Monday July 27, 2015 at 2:15 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

98

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

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

Codey Family LLC
PO Box 18666
Van Alstyne, TX 75495