CBOE #46

2015 REAL PROPERTY NOTICE OF DETERMINATION

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

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

Received
County Adminstration
7/15/15

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R009582	2015	601	3689-340-01-066

PROPERTY OWNER	LEGAL DESCRIPTION
ESSLINGER MARGARET L REVOCABLE TRUST 12000 TURNMEYER DR SE APT 1111 HUNTSVILLE, AL 35803-3359	1.053A IN BLK 5 WHITE PINE B450 #626501

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		207,010	207,010
TOTALS		$207,010	$207,010

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 # 86

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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County Adminstration
7/15/15

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.)

$ 172,000.00

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.)

My estimate of value is based on the appraisal completed in March, 2014 by Lloyd Appraisal Services.

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.

Margaret Herslinger — 256 880 9732 — 7/12/2015
Signature — Telephone Number — Date

*Attach letter of authorization signed by property owner.

Linda E. Morrell, Trustee 770-928-9493 7/10/15

FROM:
Lloyd Appraisal Services
PO. Box 777,
Gunnison, CO 81230

INVOICE	DATE	REFERENCE
3230	03/20/2014	

CBOE # 86

TO:
Esslinger Revocable Trust

Received
County Adminstration
7/15/15

EXHIBIT A
Page 1 of 14

DESCRIPTION	AMOUNT
9724 County Road 888 White Pine, Colorado	375.00
Exterior appraisal	
info. taken from older report due to limited access caused by winter & snow on seasonally accessed roads	
Subtotal	$ 375.00
paid in full — Late Fee	$
TOTAL	$ 375.00

CBOE #4
Main File No. 3230 Page #1
EXHIBIT A
Page 2 of 4

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County Administration
7/15/15

Exterior Appraisal of Real Property - old photo

LOCATED AT:
9724 County Road 888
1.053 acres In Block 5 White Pine
White Pine, CO 81210

FOR:
Esslinger Revocable Trust

AS OF:
03/20/2014

BY:
Margaret Lloyd

Received County Administrator 7/15/15

EXHIBIT A Page 3 of 14

Exterior-Only Inspection Residential Appraisal Report File # 3230

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 9724 County Road 888 City White Pine State CO Zip Code 81210
Borrower n/a Owner of Public Record Esslinger Revocable Trust County Gunnison
Legal Description 1.053 acres In Block 5 White Pine
Assessor's Parcel # 3689 340 01 066 Tax Year 2013 R.E. Taxes $ 627
Neighborhood Name White Pine Map Reference 3689 Census Tract 060059-9636.00
Occupant ☒ Owner ☐ Tenant ☐ Vacant Special Assessments $ 0 ☐ PUD HOA $ ☐ per year ☐ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) estimate market value
Lender/Client Esslinger Revocable Trust Address
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 ☒ No
Report data source(s) used, offering price(s), and date(s). mls,PR,Owner

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	☒ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit 45 %
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	$ (000)	(yrs)	2-4 Unit %
Growth	☐ Rapid	☐ Stable	☒ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	65 Low	5	Multi-Family %
Neighborhood Boundaries Gunnison County is neighborhood. Subdivision similar to others based on amenities and views.								200 High	100	Commercial 10 %
								160 Pred.	45	Other 45 %

Neighborhood Description Locus: White Pine an area off Highway 50. Seasonal access via Forest Service Road. Recreational aspects: hunting, sight seeing, fishing. City of Gunnison is approximately 28 miles from this area. The neigborhood is approx. ten miles N.E. of the town of Almont. This is a secondary home area.
Market Conditions (including support for the above conclusions) market is stable for certain segments. Marketing time & exposure time for subject estimated at 3-6 months.Typical financing; FHA, conventional, VA, owner, cash. Average ratio of listing to sale is (0% - 30%).

SITE

Dimensions varied Area 1.05 ac Shape Irregular View N;Res;Mtn,Tr,Crk
Specific Zoning Classification SFM Residential Zoning Description single family
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☐	☒ Well & Spring	Street Dirt/ shared access	☐	☒
Gas	☐	☒ Propane	Sanitary Sewer	☐	☒ Septic	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 0800780825B FEMA Map Date 09/29/1989
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☐ No If Yes, describe
Subject to restrictions of record i.e. deed. No ILC, survey or title commitment provided unkown if easements or encroachments exist. Vegetation: native grasses, rock out cropping, trees, beaver ponds, row shared driveway. **Well and septic common for area.**

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property ☒ Appraisal Files ☐ MLS ☒ Assessment and Tax Records ☒ Prior Inspection ☐ Property Owner
☐ Other (describe) Data Source for Gross Living Area Assessor record

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units ☒ One ☐ One with Accessory Unit	☐ Concrete Slab ☒ Crawl Space	☐ FWA ☐ HWBB	☒ Fireplace(s) #	☒ None
# of Stories 1.5	☐ Full Basement ☐ Finished	☐ Radiant	☐ Woodstove(s) # 0	☐ Driveway # of Cars 0
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit	☐ Partial Basement ☐ Finished	☒ Other Rn Htr	☒ Patio/Deck	Driveway Surface
☐ Existing ☐ Proposed ☐ Under Const.	Exterior Walls Log & T1 11	Fuel BB,PGas	☐ Porch 0	☐ Garage # of Cars 0
Design (Style) 1.5 story	Roof Surface Metal	☐ Central Air Conditioning	☐ Pool 0	☐ Carport # of Cars 0
Year Built 1974	Gutters & Downspouts 12" - 30" OH	☐ Individual	☐ Fence 0	☐ Attached ☐ Detached
Effective Age (Yrs) 25	Window Type Sld, Csm, Dh	☒ Other Window	☐ Other 0	☐ Built-in

Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☐ Disposal ☐ Microwave ☒ Washer/Dryer ☐ Other (describe)
Finished area **above** grade contains: 7 Rooms 3 Bedrooms 1.0 Bath(s) 1,375 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) None

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;Subject is Log construction completed 1974. A subsequent addition added 231' wood frame construction with T1 11 siding. The house has both electric heat using public electrical service and Rinnai heater. There is a wood burning fireplace with a stove insert which increases heating efficiency. Amenities include phone and TV dish. Site has beaver ponds and a row access driveway.

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No
If Yes, describe.

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

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County Adminstrator 7/16/15

Exterior-Only Inspection Residential Appraisal Report File # 3230

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 165,000 to $ 210,000 .

~~There are~~ 1 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 195,500 to $ 195,500 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	9724 County Road 888 White Pine, CO 81210	7165 County Road 763 Pitkin, CO 81263		318 County Road 771 Ohio City, CO 81237		26900 County Road 742 Almont, CO 81210	
Proximity to Subject		12.56 miles NW		11.82 miles W		24.17 miles NW	
Sale Price	$		$ 170,000		$ 210,000		$ 165,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 151.79 sq.ft.		$ 157.66 sq.ft.		$ 214.84 sq.ft.	
Data Source(s)		GAOR mls37348/PR;DOM 214		GAOR mls36376/PR;DOM 364		GAOR mls37144/PR;DOM 30	
Verification Source(s)		Orig price $229,900		Orig price $239,900		Orig price $169,750	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		REO Conv;0		ArmLth FHA;0		ArmLth Cash;0	
Date of Sale/Time		s02/14;c12/13		s02/14;c07/13		s09/13;c08/13	
Location	N;Res;Mtrn,Tr,C	N;Res;Mtrn,Tr,C		N;Res;Mtrn,Tr,C	-30,000	N;Res;Mtrn,Tr,C	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	1.05 ac	31.35 ac	0	1.05 ac		2.47 ac	0
View	N;Res;Mtn,Tr,Cr	N;Res;Mtn,Tr,Cr		N;Res;Mtn,Tr,Cr		N;Res;Mtn,Tr,Cr	
Design (Style)	DT1.5;1.5 story	DT1.5;1.5 story		DT1.5;1.5 story		DT2;2	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	40	15	0	34	0	20	0
Condition	C4	C4		C4		C4	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 3 / 1.0	7 / 3 / 1.0		5 / 2 / 1.1	-3,000	5 / 2 / 1.0	
Gross Living Area	1,375 sq.ft.	1,120 sq.ft.	+7,650	1,332 sq.ft.	0	768 sq.ft.	+18,210
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		448sf0sfin	-7,500
Functional Utility	3Bd/GdFlPl	3Bd/GdFlPl		2Bd/GdFlrPln	0	2Bd/GdFlPl	
Heating/Cooling	Spc,bb/no ac	Wd/no ac		BB/no ac		Wd/no ac	
Energy Efficient Items	None	None		None		None	
Garage/Carport	None	None		2gd2dw	-15,000	None	
Porch/Patio/Deck	Front porch	Front porch		Deck		Front porch	
Access	Seasonal	Seasonal		yr round		Seasonal	
	spring,elc,sep	cistern,gen,sep		well,elc,sep		well,gen,cmpst	
Net Adjustment (Total)		☒ + ☐ -	$ 7,650	☐ + ☒ -	$ -48,000	☒ + ☐ -	$ 10,710
Adjusted Sale Price of Comparables		Net Adj. 4.5 % Gross Adj. 4.5 %	$ 177,650	Net Adj. 22.9 % Gross Adj. 22.9 %	$ 162,000	Net Adj. 6.5 % Gross Adj. 15.6 %	$ 175,710

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ 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) mls, public record

My research ☐ did ☒ 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) mls, 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 #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	l/mls/Assessor record	mls/Assessor record	mls/Assesor record	mls/Assessor record
Effective Date of Data Source(s)	03/20/2104	03/20/2104	03/20/2104	03/20/2104

Analysis of prior sale or transfer history of the subject property and comparable sales No sales activity for subject within the last 3 years or the comps within last year.

This Appraiser has provided no service regarding this property within the last 3 years.

Summary of Sales Comparison Approach Range $162,000 to $177,650. 4 comps considered: 3 sold & 1 under contract listing most recent & similar available. Based on quality & condition and attributes of subject, data available, & strength of market for recreational properties in this price range final value is estimated toward mid range $172,000.

Indicated Value by Sales Comparison Approach $ 172,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 172,000 **Cost Approach (if developed) $** **Income Approach (if developed) $** 0

value or as adjusted. Market appears to be in balance. Sales Comaprison Approach based on data available: sales & listings the final value estimate is both reasonable & supportable. Cost Appraoch supportive, Income Approach not applicable.

This appraisal is made ☒ "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: Data available best in terms of similar type land and improvements. Source of information considered reliable. No sale knowingly omitted effecting market value. Available similar

Based on a visual inspection of the exterior areas of the subject property from at least the street, 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 $ 172,000 **, as of** 03/20/2014 **, which is the date of inspection and the effective date of this appraisal.**

Received
County Administration
7/15/15

CBOE #86

Exterior-Only Inspection Residential Appraisal Report File # 3230

Gunnison County: 83% government land with estimated population of 15,000 people. This is a resort mountain community with economy based on tourist trade. Major employers include MT Crested Butte Ski Resort, Western State College, Government Agencies, service providers.

Fee Paid $375.00

EXHIBIT A Page 5 of 14

Intended Use of this appraisal report is for the lender/client to evaluate the subject property for mortgage financing.
Intended User of this appraisal report is the lender/client specified on page one of this report.
Scope of work modification and/or Extraordinary Assumption. Property inspected by direction of and coordination with Margaret L. Esslinger. Property was appraised as an exterior assignment with data provided by the owner, public record and a previous report. Area could not be entered due to snow and Magaret agreed with this premise.

USPAP Compliant prior services disclosure. I have performed no Appraisal or real estate services or related activities involving this property within the last 3 years.
Exposure time and marketing time are indicated as the same period of time as 3-6 months based on data obtained through sales verification.

A Comparable search was conducted which considered sales within 1 mile. There were no recent comparables to consider in the immediate area of the subject. Due to the rural nature of the area the search was opened up for 50 miles which considered properties with similar motivation for secondary home owners on a seaonal basis. The market appears to be in balance. Adjustments were indicated for GLA greater then 100 feet, bath count, basement area, garage parking, location and condition. All comps based on the demand of this market are supportive to the indicated value.

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) not developed due to driveby report, age of structure & estimated depreciation.

COST APPROACH

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE			=$ 55,000
Source of cost data	DWELLING	Sq.Ft. @ $		=$
Quality rating from cost service Effective date of cost data		Sq.Ft. @ $		=$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				=$
	Garage/Carport	Sq.Ft. @ $		=$
SITE VALUE: based on estimated sales of similar lots	Total Estimate of Cost-New			=$
	Less Physical	Functional	External	
	Depreciation			=$( )
	Depreciated Cost of Improvements			=$
	"As-is" Value of Site Improvements			=$
Estimated Remaining Economic Life (HUD and VA only) Years	INDICATED VALUE BY COST APPROACH			=$

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ 0 X Gross Rent Multiplier 0 = $ 0 Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) not developed properties are typically not rented for investment purpose.

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 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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Received
County Adminstration
7/15/15

Exterior-Only Inspection Residential Appraisal Report File # 3230

EXHIBIT A
Page 6 of 14

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 visual inspection of the exterior areas of the subject property from at least the street, (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.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 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.

3. 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.

4. 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.

5. 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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File # 3230

CBOE #26
Page 7 of 14

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 visual inspection of the exterior areas of the subject property from at least the street. 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.

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File # 3230

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).

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 Certified Residental Appraiser

Signature Margaret Lloyd
Name Margaret Lloyd
Company Name Lloyd Appraisal Services
Company Address P.O. Box 777
Gunnison, CO 81230
Telephone Number (970) 641-2025
Email Address las@gunnison.com
Date of Signature and Report 03/25/2014
Effective Date of Appraisal 03/20/2014
State Certification #
or State License # CR1317560
or Other (describe) State #
State CO
Expiration Date of Certification or License 12/31/2016

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
9724 County Road 888
White Pine, CO 81210
APPRAISED VALUE OF SUBJECT PROPERTY $ 172,000

LENDER/CLIENT
Name No AMC
Company Name Esslinger Revocable Trust
Company Address
Email Address

SUBJECT PROPERTY
☐ Did not inspect exterior of subject property
☐ Did inspect exterior of subject property from street
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

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County Administration
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CBOE #86

Exterior-Only Inspection Residential Appraisal Report

File # 3230

A

Page 9 of 14

FEATURE	SUBJECT	COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Address	9724 County Road 888 White Pine, CO 81210	4235 Blue Mesa Drive Powderhorn, CO 81243					
Proximity to Subject		49.59 miles W					
Sale Price	$		$ 195,500		$		$
Sale Price/Gross Liv. Area	$ sq.ft.	$ 169.70 sq.ft.		$ sq.ft.		$ sq.ft.	
Data Source(s)		GAOR mls36835/PR;DOM 286					
Verification Source(s)		Orig price $205,000					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		Listing Pending;0	-20,000				
Date of Sale/Time		c03/14					
Location	N;Res;Mtrn,Tr,C	N;Res;Mtrn,Tr,C					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	1.05 ac	4 ac					
View	N;Res;Mtn,Tr,Cr	N;Res;Mtn,Tr,Cr					
Design (Style)	DT1.5;1.5 story	DT1.5;1.5 story					
Quality of Construction	Q4	Q4					
Actual Age	40	32	0				
Condition	C4	C3	-10,000				
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 3 / 1.0	5 / 2 / 1.1	0 -3,000	Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area	1,375 sq.ft.	1,152 sq.ft.	+6,690	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	0sf	0sf					
Functional Utility	3Bd/GdFlPl	2Bd/GdFlrPln	0				
Heating/Cooling	Spc,bb/no ac	Fwa/no ac					
Energy Efficient Items	None	None					
Garage/Carport	None	None					
Porch/Patio/Deck	Front porch	Deck					
Access	Seasonal	HOA - maint rds					
	spring,elc,sep	well,elc,sep					
Net Adjustment (Total)		☐ + ☒ -	$ -26,310	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 13.5 % Gross Adj. 20.3 %	$ 169,190	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

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 #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	I/mls/Assessor record	mls/Assesor record		
Effective Date of Data Source(s)	03/20/2104	03/20/2104		

Analysis of prior sale or transfer history of the subject property and comparable sales

SALE HISTORY

Analysis/Comments

ANALYSIS / COMMENTS

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7/15/15

CBOE # 86

Subject Photo Page - old photos, previous report

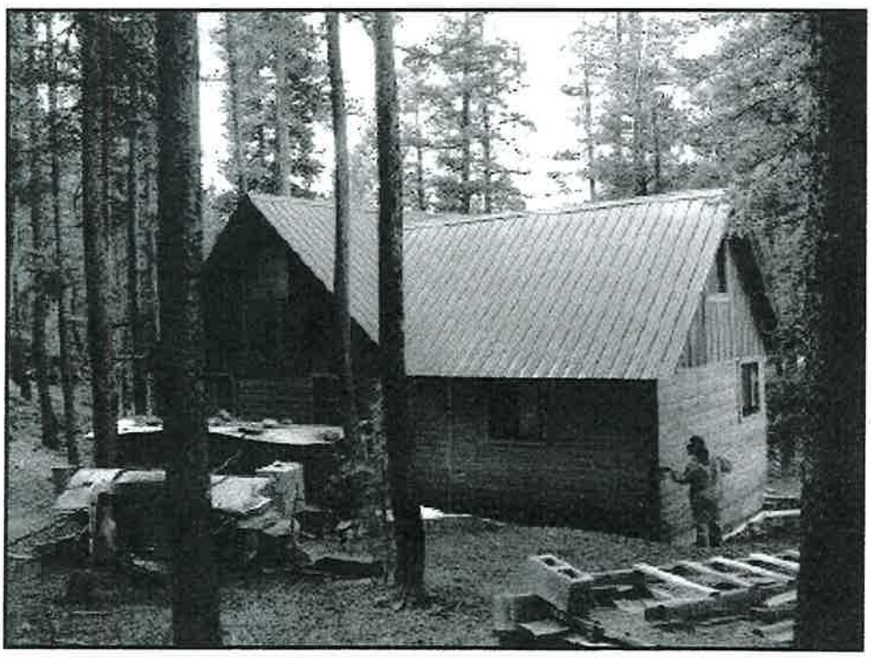
Borrower/Client	n/a				
Property Address	9724 County Road 888				
City	White Pine	County	Gunnison	State CO	Zip Code 81210
Lender	Esslinger Revocable Trust				

10 14

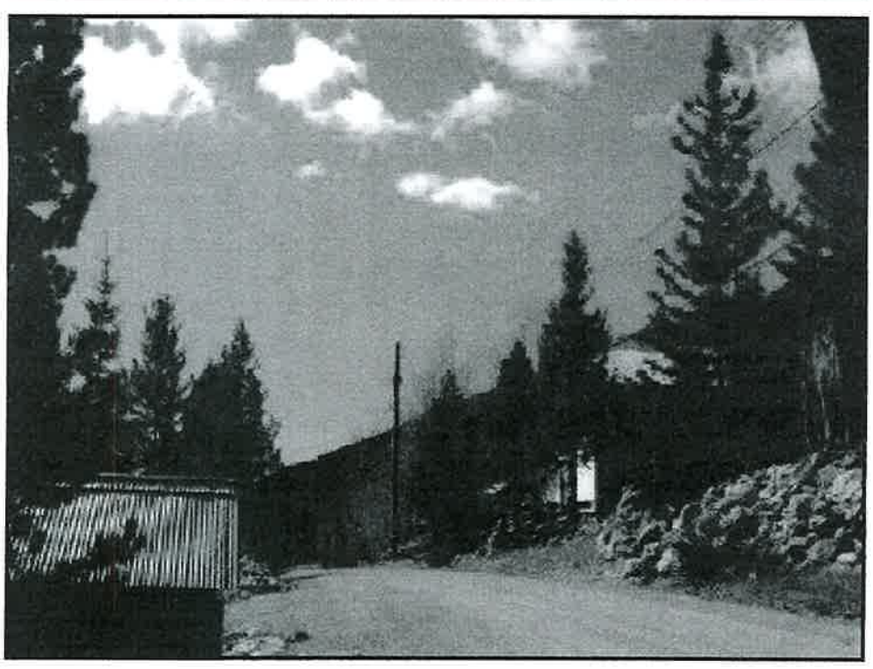
Subject Front

9724 County Road 888

Sales Price	
Gross Living Area	1,375
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;Mtrn,Tr,Crk
View	N;Res;Mtn,Tr,Crk
Site	1.05 ac
Quality	Q4
Age	40



Subject Rear



Subject Street

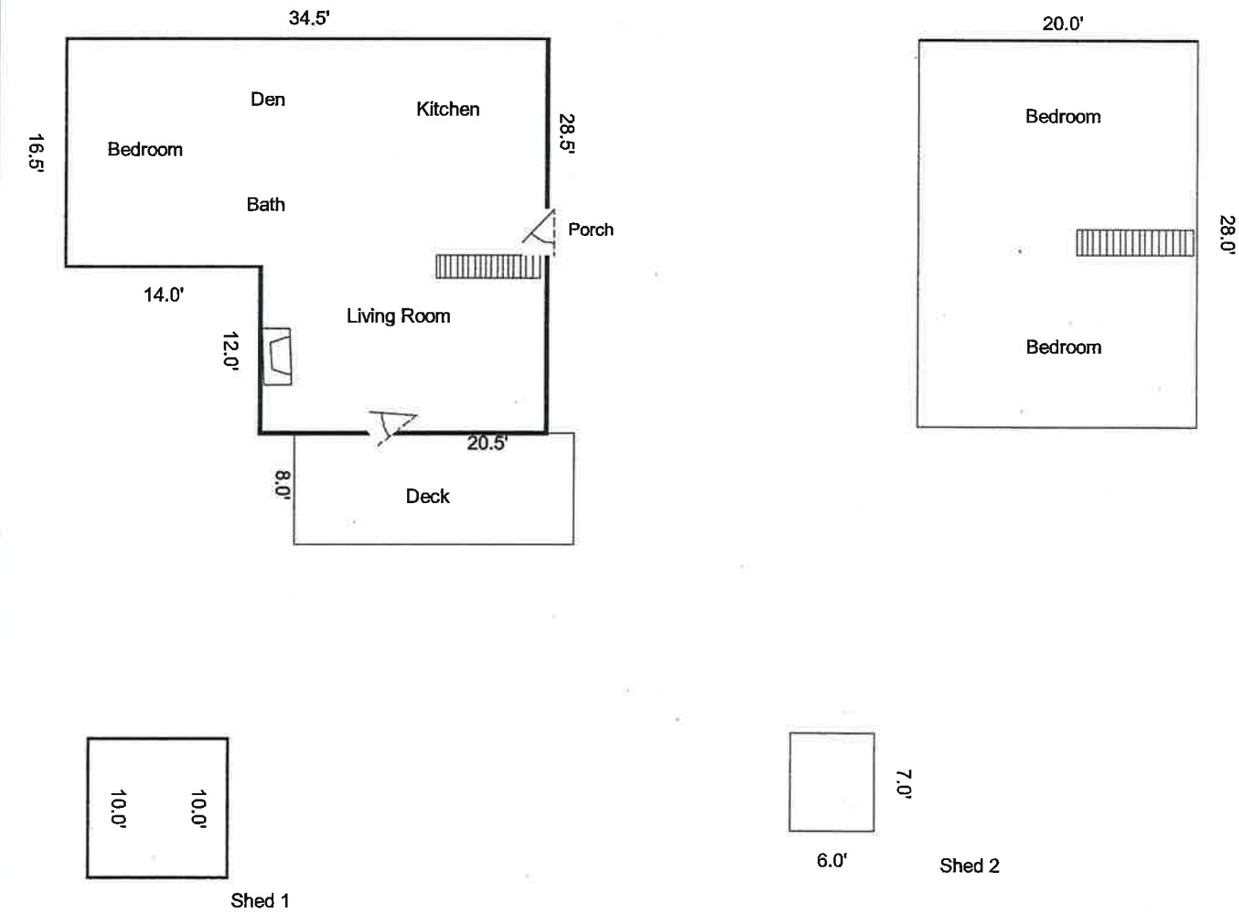
CBOE #86

Building Sketch (Page - 1), previous report

Borrower/Client	n/a				
Property Address	9724 County Road 888				
City	White Pine	County	Gunnison	State CO	Zip Code 81210
Lender	Esslinger Revocable Trust				

Received
County Adminstration
7/15/15

EXHIBIT A
Page 11 of 14



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	815.3	815.3
GLA2	Second Floor	560.0	560.0
P/P	Deck	160.0	160.0
OTH	Shed	100.0	
	Shed2	42.0	142.0
Net LIVABLE Area		(Rounded)	1375

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
16.5	x	34.5	569.3
12.0	x	20.5	246.0
Second Floor			
20.0	x	28.0	560.0
3 Items		(Rounded)	1375

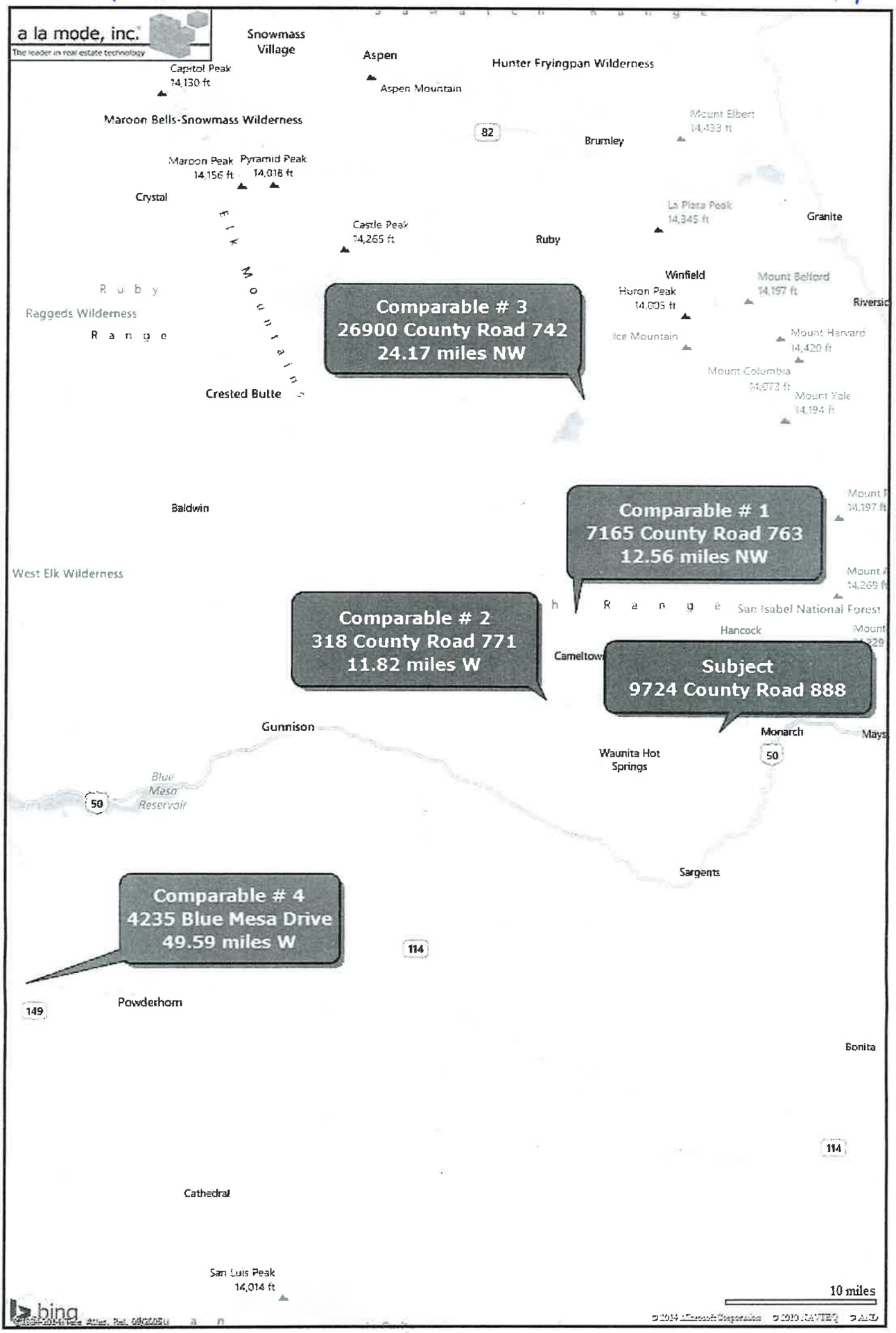
CBOE # 86

Location Map

Borrower/Client	n/a				
Property Address	9724 County Road 888				
City	White Pine	County	Gunnison	State CO	Zip Code 81210
Lender	Esslinger Revocable Trust				

Received
County Adminstration
7/15/15

EXHIBIT A
Page 12 of 14



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7/15/15

CBOE # 86

Comparable Photo Page

Borrower/Client	n/a				
Property Address	9724 County Road 888				
City	White Pine	County Gunnison	State CO	Zip Code 81210	
Lender	Esslinger Revocable Trust				

EXHIBIT A
Page 13 of 14

Comparable 1

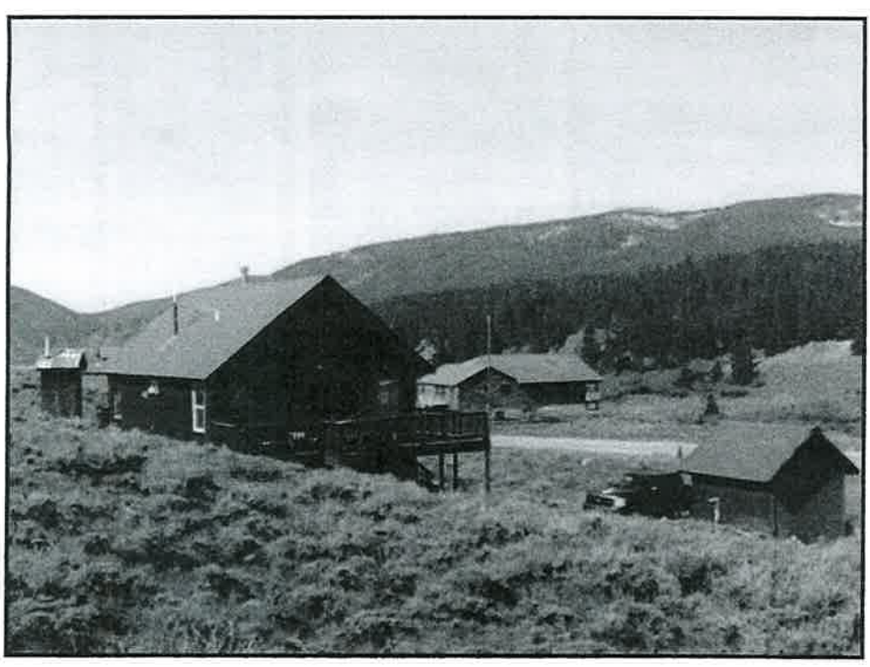
7165 County Road 763

Prox. to Subject	12.56 miles NW
Sale Price	170,000
	1,120
	7
	3
	1.0
	N;Res;Mtrn,Tr,Crk
	N;Res;Mtn,Tr,Crk
	31.35 ac
	Q4
	15

Comparable 2

318 County Road 771

Prox. to Subject	11.82 miles W
Sale Price	210,000
	1,332
	5
	2
	1.1
	N;Res;Mtrn,Tr,Crk
	N;Res;Mtn,Tr,Crk
	1.05 ac
	Q4
	34



Comparable 3

26900 County Road 742

Prox. to Subject	24.17 miles NW
Sale Price	165,000
	768
	5
	2
	1.0
	N;Res;Mtrn,Tr,Crk
	N;Res;Mtn,Tr,Crk
	2.47 ac
	Q4
	20

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Comparable Photo Page

Borrower/Client	n/a						
Property Address	9724 County Road 888						
City	White Pine	County	Gunnison	State	CO	Zip Code	81210
Lender	Esslinger Revocable Trust						

CBOE # 86

Comparable 4

4235 Blue Mesa Drive

Prox. to Subject	49.59 miles W
Sales Price	195,500
Gross Living Area	1,152
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.1
Location	N;Res;Mtrn,Tr,Crk
View	N;Res;Mtn,Tr,Crk
Site	4 ac
Quality	Q4
Age	32

EXHIBIT A
Page 14 of 14

Comparable 5

Prox. to Subject	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable 6

Prox. to Subject	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

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7/15/15

CBOE # 86

File No. 3230

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

EXHIBIT B
Page 1 of 3

Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, 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 are either 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 residence 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.

Received
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7/15/15

CBOE #86

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

EXHIBIT B
Page 2 of 3

Quality Ratings and Definitions (continued)

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

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

Example:
3.2 indicates three full baths and two half baths.

CBOE # 86

Received County Administrator 7/15/15

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

EXHIBIT B Page 3 of 3

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
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
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
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
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
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
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
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
RH	USDA - Rural Housing	Sale or Financing Concessions
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
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
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
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

Gunnison County
COLORADO

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

July 20, 2015

CBOE #86
Revocable Trust
Margaret Esslinger Revocable Trust
12000 Turnmeyer Dr SE Apt 1111
Huntsville, AL 35803

Schedule Number:	R009582
Parcel Number:	3689-340-01-066
Property Description:	1.053A IN BLK 5 WHITE PINE B450 #626501

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 10:00 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

cl

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

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Margaret Esslinger
12000 Turnmeyer Dr. SE Apt 1111
Huntsville, AL 35803