Gunnison County
COLORADO

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

July 20, 2015

CBOE #70
Crested Butte Synergy
M. Catherine Benson
PO Box 210
Crested Butte, CO 81224

Schedule Number:	R003320
Parcel Number:	3255-031-75-010
Property Description:	LOTS 27-29 S2 OF LOT 30 BLK 25 CRESTED BUTTE B770 P391

Dear Property Owner,

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your property on Tuesday July 28, 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 Tuesday July 28, 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
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200 East Virginia Avenue
Gunnison, CO 81230

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Crested Butte Synergy
PO Box 210
Crested Butte, CO 81224

CBOE # 70

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

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ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R003320	2015	200	3255-031-75-010

PROPERTY OWNER	LEGAL DESCRIPTION
CRESTED BUTTE SYNERGY PO BOX 210 CRESTED BUTTE, CO 81224-0210	LOTS 27-29 S2 OF LOT 30 BLK 25 CRESTED BUTTE B770 P391

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial Residential		953,280 261,800	953,280 261,800
TOTALS		$1,215,080	$1,215,080

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.

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APPEAL PROCEDURES

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

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

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.)

$ ~~[illegible]~~ 160,000

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.)

This unit is not a condominium and it has a deed restriction to rent to a long term (6mos or more tenant) The only deed restricted unit that was a condo to sell in the assessment period was a one bedroom one bath unit E Poverty Gulch for $162,281.00

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
Catherine Born	970·209·5015	7·15·15

*Attach letter of authorization signed by property owner.

CBOE #70

15 July 2015

2015 Appeal Kits 27-29 and the S ½ of Lot 30, Block 25, Crested Butte. County of Gunnison, State Colorado

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EXHIBIT A
Page 1 of 1

In continuing with my rational in why the assessment is unreasonable I am attaching Sales of condominiums because there was only the one deed restricted unit to use as a comparison for my 845 square foot 2 bedroom 2 bathroom unit above a restaurant in the B2 district of Sixth Street in Crested Butte.

Being a real estate broker in the valley for more thank30 years, I can attest that deed restrictions hold values down. This unit cannot be compared to a free market unit. Seeing the value of 711 E. Butte Avenue, at $124.07 per square foot in comparison with same age units at $264 per square foot proves the point.

I believe the assessment is unfair and should be reduced to $160,000 or less based on value of a deed restricted apartment located over a restaurant in the Town

Thank you for your consideration,

M. Catherine Benson

Managing member

Crested Butte Synergy, LLC.

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	37141	**# of Dwellings**	Single Unit/Home
Price	$62,281	**#Bds/Prim**	One
Status	Sold-Inner Office	**FlBa/Prim**	1
Type	Condo	**Half Baths**	0
Address	711 E Butte Ave	**Furnished**	None
Address 2		**ApxSF**	1-1000
Condo/Town	Not Named	**Style**	Two Story
City	Crested Bute	**Garage Type**	None
Zip	81224	**Access**	Year Round
Area	Crested Butte	**PropFeat**	N/A
Class	RESIDENTIAL	**Days On Market**	43

CBOE # 20

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MITCHELL J EVANS - Home: 970-349-5407
MITCHELL EVANS ENTERPRISE - Main: 970-349-5407

EXHIBIT B2
Page 1 of 2

Virtual Tour:

GENERAL

Agency Type	Exclusive Agency	**Year Built**	1999	**Input Date**	8/15/2013 8:06 AM
MgmtCo		**Subdivision**	NO Subdivision	**Original Price**	$62,281
Commission TB	3	**County**	Gunnison	**Price Date**	8/15/2013
Commission BB	3	**# of Acres**		**Price/FinishedSF**	$124.07
VarComm	No	**Lot Size**		**Ownership**	Owner
Excluded Buyer Y/N	Yes	**Zoning**			
AssrSched	R040281	**Total Finished Sq Ft**	502		
Owner Name	Riley/Shaner	**Finished Basement SqFt**	0		
Occupant	Owner	**Total Unfinished SqFt**	0		
Seller Licensed Y/N	No	**Garage SqFt**			
Earnest Money	3000	**Square Footage Source**	Assesor		
		Horses Allowed Y/N			
		Water Rights Y/N			

Legal Description:

UNIT E POVERTY GULCH CONDOS #620187

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		
Kitchen			**Unfinished Basement**	0	
Master Bedroom			**Extra Room 1**		
Bed 2			**Extra Room 2**		
Bed 3					

FEATURES

CONSTRUCTION Wood

Deed Restricted

AGENT FULL DETAIL REPORT- RESIDENTIAL

CBOE #70

FINANCIAL

Real Property Taxes $	248.23	**Real Property Tax Year**	2012
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	130	**HOA Per**	Monthly
Space Rent		**Owner Financing Avail Y/N**	

PUBLIC REMARKS

This property is affordable deed restricted for locals.

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EXHIBIT B
Page 2 of 2

CONFIDENTIAL

SOLD DATA

Asking Price	$62,281	**Sell Agt 1 - Agt Nm Ph**	MITCHELL J EVANS - Home: 970-349-5407
Sold Price	$62,281	**Sell Ofc 1 - Ofc Nm Ph**	MITCHELL EVANS ENTERPRISE - Main: 970-349-5407
Contract Date	8/15/2013		
Closing Date	9/27/2013		
Property Use	Primary Home		
How Sold	Conventional		
Sold Price Per SqFt			

This information is deemed reliable, but not guaranteed.

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	36754	**# of Dwellings**	Single Unit/Home
Price	$160,000	**#Bds/Prim**	One
Status	Sold-Inner Office	**FlBa/Prim**	1
Type	Condo	**Half Baths**	0
Address	719 Fourth Street	**Furnished**	None
Address 2	Unit D Gibson Ridge Condominiums	**ApxSF**	1-1000
		Style	Ranch
Condo/Town	Gibson Ridge Condominiums	**Garage Type**	None
City	Crested Butte	**Access**	Year Round
Zip	81224	**PropFeat**	N/A
Area	Crested Butte	**Days On Market**	68

CBOE #70

EXHIBIT C page 1 of 2

KILEY FLINT - HOME: 970-275-2554
BENSON SOTHEBY'S INTERNATIONAL REALTY - Main: 970-349-6653

Received
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Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1997	**Input Date**	6/1/2013 11:19 AM
MgmtCo		**Subdivision**	NO Subdivision	**Original Price**	$175,000
Commission TB	3.0	**County**	Gunnison	**Price Date**	8/16/2013
Commission BB	3.0	**# of Acres**		**Price/FinishedSF**	$264.46
VarComm	No	**Lot Size**		**Ownership**	Owner
Excluded Buyer Y/N	No	**Zoning**			
AssrSched	R040272	**Total Finished Sq Ft**	605		
Owner Name	Anderson	**Finished Basement SqFt**	0		
Occupant	Tenant	**Total Unfinished SqFt**	0		
Seller Licensed Y/N	No	**Garage SqFt**			
Earnest Money	$8,500.00	**Square Footage Source**	Assessor		
		Horses Allowed Y/N			
		Water Rights Y/N			

above commercial space

Legal Description:
Unit D Gibson Ridge Condos bearing Reception #593595

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		
Kitchen			**Unfinished Basement**	0	
Master Bedroom			**Extra Room 1**		
Bed 2			**Extra Room 2**		
Bed 3					

FEATURES

CONSTRUCTION	Frame	**PETS ALLOWED**	No
ROOF	Metal	**PATIO/DECKS**	Deck
HEATING	Electric, Baseboard	**POSSESSION**	Upon Closing
DOMESTIC WATER	City	**TERMS**	Cash, New Loan, Conventional
SEWER	City	**SHOW INSTRUCTIONS**	Lock Box, Key In Office, 24 Hours Notice
UTILITIES	Electric, Phone, Natural Gas	**DOCUMENTS ON FILE**	Covenants, Right 1st Refusal
PHONE	Land Line, Cell	**ASSOC. FEES**	Water, Trash Service, Snow Removal
WATER HEATER	Electric		
APPLIANCES	Dishwasher, Refrigerator, Range/Oven, Microwave, Washer, Dryer		
INTERIOR	Window Coverings, Carpet, Fireplace/Heating Stove		
WINDOWS	Double Pane		

AGENT FULL DETAIL REPORT- RESIDENTIAL

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FINANCIAL

Real Property Taxes $	561.03	**Real Property Tax Year**	2012
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	$120.00	**HOA Per**	Monthly
Space Rent		**Owner Financing Avail Y/N**	

PUBLIC REMARKS

Convenient in-town location for this bright one bedroom, one bath condominium. Amenities include low association dues, an extra storage unit off bedroom and incredible mountain views of Paradise Divide and Mt. Crested Butte from a huge deck. Crested Butte shops, restaurants, theater, galleries, ski resort shuttle stop and many other amenities are just blocks away. The property is currently being long term rented for $950/month. Great investment potential as well.

EXHIBIT C
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CONFIDENTIAL

SOLD DATA

Asking Price	$175,000	**Sell Agt 1 - Agt Nm Ph**	KATY A MATTSON - HOME: 970-275-4601
Sold Price	$160,000	**Sell Ofc 1 - Ofc Nm Ph**	BENSON SOTHEBY'S INTERNATIONAL REALTY - Main: 970-349-6653
Contract Date	6/26/2013		
Closing Date	8/8/2013		
Property Use	Investment Property		
How Sold	Cash		
Sold Price Per SqFt			

This information is deemed reliable, but not guaranteed.

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	37199
Price	$192,500
Status	Sold-Co-Op By BOR Member
Type	Condo
Address	117 7th Street Unit 12
Address 2	Silvanite Condos Unit 12
Condo/Town	Silvanite Condos
City	Crested Butte
Zip	81224
Area	Crested Butte
Class	RESIDENTIAL

# of Dwellings	Single Unit/Home
#Bds/Prim	Two
FlBa/Prim	1
Half Baths	1
Furnished	None
ApxSF	1-1000
Style	Two Story
Garage Type	None
Access	Year Round
PropFeat	N/A
Days On Market	242

CBOE # 70

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ROSS TUNKEY - HOME: 970-209-9046
COLDWELL BANKER BIGHORN - Main: 970-349-5313

Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell
MgmtCo	
Commission TB	3.0
Commission BB	3.0
VarComm	No
Excluded Buyer Y/N	No
AssrSched	R002963
Owner Name	Hoffman/Gilman
Occupant	Long Term Tenant
Seller Licensed Y/N	No
Earnest Money	7,500.00

Year Built	1973
Subdivision	
County	Gunnison
# of Acres	0.00
Lot Size	0
Zoning	MFR
Total Finished Sq Ft	913
Finished Basement SqFt	0
Total Unfinished SqFt	0
Garage SqFt	0
Square Footage Source	Assessor
Horses Allowed Y/N	No
Water Rights Y/N	No

Input Date	8/31/2013 9:28 AM
Original Price	$193,500
Price Date	5/1/2014
Price/FinishedSF	$210.84
Ownership	Owner

EXHIBIT D2
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Older

Legal Description:
UNIT 12 SILVANITE CONDOS #570978

Room	Room Size	Comments
Living Room		
Family Room		
Dining Room		
Kitchen		
Master Bedroom		
Bed 2		
Bed 3		

Room	Room Size	Comments
Bed 4		
Loft BR		
Baths		
Unfinished Basement	0	
Extra Room 1		
Extra Room 2		

FEATURES

CONSTRUCTION	Frame, Wood, Stucco
ROOF	Metal
HEATING	Natural Gas, Electric
DOMESTIC WATER	City
SEWER	City
UTILITIES	Electric, Phone, Natural Gas
PHONE	Land Line
WATER HEATER	Electric
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Freezer, Range/Oven

EXTERIOR	Landscaped
PETS ALLOWED	Owner Only
PATIO/DECKS	Balcony, Covered
POSSESSION	Upon Closing
TERMS	Cash, New Loan
AMENITIES	Pets Allowed
SHOW INSTRUCTIONS	Key In Office, Appointment Only
DOCUMENTS ON FILE	Covenants
ASSOC. FEES	Water, Trash Service, Lawn, Snow Removal, Common Area Taxes, Insurance, Parking, Ext Building Maintenance, Management

AGENT FULL DETAIL REPORT- RESIDENTIAL

CBOE # D

FINANCIAL

Real Property Taxes $	805.92	**Real Property Tax Year**	2012
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	200.00	**HOA Per**	Monthly
Space Rent		**Owner Financing Avail Y/N**	

PUBLIC REMARKS

This in-town condo lives big. Two bedrooms, one full bath, one half bath, and TWO LOFTS, perfect for added living space, office and storage. Top floor, end unit with vaulted ceilings and well-sized bedrooms. Updated, open kitchen with stainless appliances. Designer floors, spacious entry area, and private balcony facing Mt. Crested Butte. All the conveniences of town for a fraction of the price. Low dues at $200 per month.

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CONFIDENTIAL

Pets: Owners are allowed one dog or cat. 7K Seller Concession.

SOLD DATA

Asking Price	$193,500	**Sell Agt 1 - Agt Nm Ph**	JAIMA GILES - CELL: 970-275-9357
Sold Price	$192,500	**Sell Ofc 1 - Ofc Nm Ph**	BENSON SOTHEBY'S INTERNATIONAL REALTY - Main: 970-349-6653
Contract Date	3/27/2014		
Closing Date	4/30/2014		
Property Use	Primary Home		
How Sold	Conventional		
Sold Price Per SqFt			

This information is deemed reliable, but not guaranteed.

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	36263	**# of Dwellings**	Single Unit/Home
Price	$200,000	**#Bds/Prim**	Two
Status	Sold-Inner Office	**FlBa/Prim**	2
Type	Condo	**Half Baths**	0
Address	302 Belleview Ave #4	**Furnished**	None
Address 2	Unit 4 Lone Tree Condos	**ApxSF**	1-1000
Condo/Town	Lone Tree	**Style**	Ranch
City	Crested Butte	**Garage Type**	None
Zip	81224	**Access**	Year Round
Area	Crested Butte	**PropFeat**	N/A
Class	RESIDENTIAL	**Days On Market**	241

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CBOE #70

GARY J HURESKY - HOME: 970-209-2421
BENSON SOTHEBY'S INTERNATIONAL REALTY - Main: 970-349-6653

EXHIBIT E
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Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1997	**Input Date**	1/27/2013 10:44 AM
MgmtCo		**Subdivision**		**Original Price**	$223,500
Commission TB	3.0	**County**	Gunnison	**Price Date**	9/25/2013
Commission BB	3.0	**# of Acres**		**Price/FinishedSF**	$235.57
VarComm	Yes	**Lot Size**		**Ownership**	Owner
Excluded Buyer Y/N	No	**Zoning**			
AssrSched	R033105	**Total Finished Sq Ft**	849		
Owner Name	Haver	**Finished Basement SqFt**	0		
Occupant	Owner	**Total Unfinished SqFt**	0		
Seller Licensed Y/N	No	**Garage SqFt**			
Earnest Money	5000.00	**Square Footage Source**	Assessor		
		Horses Allowed Y/N			
		Water Rights Y/N			

Legal Description:
Unit 4 Lone Tree Condos #543136

above commercial space

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		
Kitchen			**Unfinished Basement**	0	
Master Bedroom			**Extra Room 1**		
Bed 2			**Extra Room 2**		
Bed 3					

FEATURES

CONSTRUCTION	Frame, Wood	**PATIO/DECKS**	Deck
ROOF	Membrane	**POSSESSION**	Upon Closing
HEATING	Natural Gas, Radiant Floor	**TERMS**	Cash, New Loan, Conventional
DOMESTIC WATER	City	**SHOW INSTRUCTIONS**	Lock Box, Key In Office, 24 Hours Notice, Beware Dog
SEWER	City		
UTILITIES	Electric, Phone, Natural Gas	**DOCUMENTS ON FILE**	Covenants, Property Disclosure
PHONE	Land Line		
WATER HEATER	Natural Gas	**ASSOC. FEES**	Gas, Water, Trash Service, Snow Removal, Common Area Taxes, Insurance, Parking, Ext Building Maintenance
APPLIANCES	Dishwasher, Refrigerator, Freezer, Range/Oven, Washer, Dryer		
INTERIOR	Carpet, Tile		

AGENT FULL DETAIL REPORT- RESIDENTIAL

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Real Property Taxes $	799.43	**Real Property Tax Year**	2011
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	290.98	**HOA Per**	Monthly
Space Rent		**Owner Financing Avail Y/N**	

PUBLIC REMARKS

Bright and sunny top floor condo offering the convenience of town. Large windows bring in the light and warmth. This two bedroom two bath property has an open floor plan with a generous deck, ample natural light and views. A perfect mountain escape or starter.

CBOE # 70

EXHIBIT E
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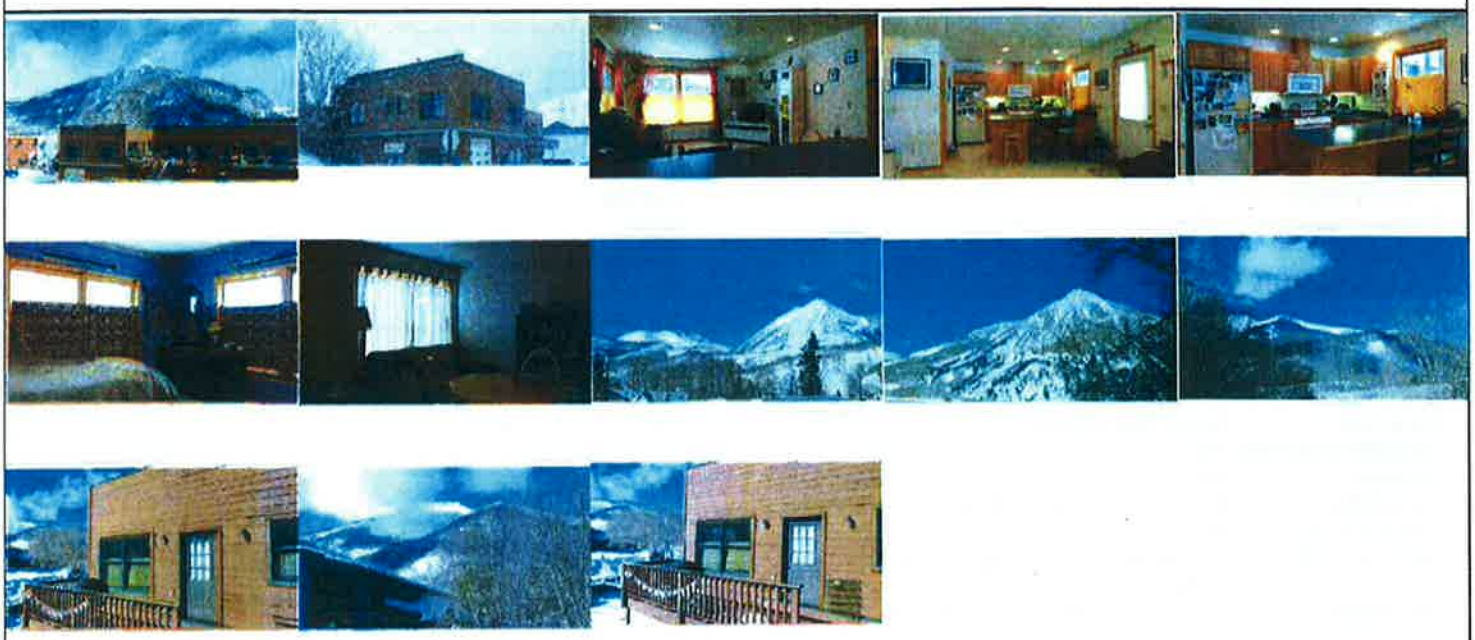
CONFIDENTIAL

Legal address is 302 Belleview however 300 is on the building. Dues include all heat and hot water.

SOLD DATA

Asking Price	$219,500	**Sell Agt 1 - Agt Nm Ph**	GARY J HURESKY - HOME: 970-209-2421
Sold Price	$200,000	**Sell Ofc 1 - Ofc Nm Ph**	BENSON SOTHEBY'S INTERNATIONAL REALTY - Main: 970-349-6653
Contract Date	8/5/2013		
Closing Date	9/25/2013		
Property Use			
How Sold	Conventional		
Sold Price Per SqFt			



This information is deemed reliable, but not guaranteed.

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	35481	**# of Dwellings**	Single Unit/Home
Price	$227,500	**#Bds/Prim**	Two
Status	Sold-Co-Op By BOR Member	**FlBa/Prim**	1
Type	Condo	**Half Baths**	1
Address	118 Seventh St., (Unit H is on Gothic,grey bldg.)	**Furnished**	None
		ApxSF	1-1000
Address 2	Unit H, Solstice Condominiums	**Style**	Two Story
Condo/Town	Solstice Condos	**Garage Type**	None
City	Crested Butte	**Access**	Year Round
Zip	81224	**PropFeat**	N/A
Area	Crested Butte	**Days On Market**	126

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CBOE # 10

EXHIBIT F
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CATHY STEINBERGER - HOME: 970-275-6257
COLDWELL BANKER BIGHORN - Main: 970-349-5313

Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1993	**Input Date**	6/1/2012 3:24 PM
MgmtCo		**Subdivision**	NO Subdivision	**Original Price**	$245,000
Commission TB	2.75	**County**	Gunnison	**Price Date**	10/6/2012
Commission BB	2.75	**# of Acres**		**Price/FinishedSF**	$241.25
VarComm	No	**Lot Size**		**Ownership**	Owner
Excluded Buyer Y/N	No	**Zoning**	R-4		
AssrSched	R032281	**Total Finished Sq Ft**	943		
Owner Name	Crow	**Finished Basement SqFt**	0		
Occupant	vacant	**Total Unfinished SqFt**	0		
Seller Licensed Y/N	No	**Garage SqFt**			
Earnest Money	10,000.00	**Square Footage Source**	Assessor		
		Horses Allowed Y/N			
		Water Rights Y/N			

end unit upgrades

Legal Description:

Unit H, Solstice Condominiums, according to Condo Decs recorded 8/28/96, in Book 789 at Page 609 in Gunnison County

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			Bed 4		
Family Room			Loft BR		
Dining Room			Baths		
Kitchen			Unfinished Basement	0	
Master Bedroom			Extra Room 1		
Bed 2			Extra Room 2		
Bed 3					

FEATURES

HEATING	Natural Gas, Electric
DOMESTIC WATER	City
SEWER	City
UTILITIES	Electric, Phone, Natural Gas
WATER HEATER	Electric
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Freezer, Range/Oven, Washer, Dryer
INTERIOR	Window Coverings, Hardwood Floors, Tile, Fireplace/Heating Stove
OTHER ROOMS	Air Lock Entry
BASEMENT	Crawl Space

AGENT FULL DETAIL REPORT- RESIDENTIAL

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Real Property Taxes $	1076.17	**Real Property Tax Year**	2011
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	254.00	**HOA Per**	Monthly
Space Rent		**Owner Financing Avail Y/N**	No

PUBLIC REMARKS

Sunny open floor plan in this end unit with South, East and North exposures. Lives like a townhome on 2 floors with bedrooms & full bath downstairs and living area & 1/2 bath upstairs. Lots of closet space plus a linen closet, kitchen pantry and mudroom with coat closet. Front entry patio and fenced storage area both allowed but owned by HOA. Upgraded bamboo and tile flooring and new carpeting on stairs. Upgraded Grohe and Kohler plumbing fixtures. Front loading Kenmore washer & dryer. Two designated off-street parking spaces. Walk to Paradise Park, rec path, ski area shuttle and downtown. Gas stove and lots of sun make this cozy and warm living. Unit has been a rental for 4 years and Patio/Landscaping needs some TLC

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CBOE #70

CONFIDENTIAL

Vacant and easy to show. Unit is actually located on Gothic Ave. - the 1st building East of 7th St. at far East end of grey building, marked Unit H.

SOLD DATA

Asking Price	$245,000	**Sell Agt 1 - Agt Nm Ph**	KILEY FLINT - HOME: 970-275-2554
Sold Price	$227,500	**Sell Ofc 1 - Ofc Nm Ph**	BENSON SOTHEBY'S INTERNATIONAL REALTY - Main: 970-349-6653
Contract Date	8/13/2012		
Closing Date	10/5/2012		
Property Use	Primary Home		
How Sold	Conventional		
Sold Price Per SqFt			

This information is deemed reliable, but not guaranteed.

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	35091	**# of Dwellings**	Multi-Family
Price	$260,000	**#Bds/Prim**	Two
Status	Sold-Inner Office	**FlBa/Prim**	2
Type	Condo	**Half Baths**	0
Address	710-A Teocalli	**Furnished**	None
Address 2	Dylan Condominiums, Unit A	**ApxSF**	1001-2000
Condo/Town	Not Named	**Style**	1.5 Story
City	Crested Butte	**Garage Type**	None
Zip	81224	**Access**	Year Round
Area	Crested Butte	**PropFeat**	N/A
Class	RESIDENTIAL	**Days On Market**	238

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EXHIBIT G
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CATHY STEINBERGER - HOME: 970-275-6257
COLDWELL BANKER BIGHORN - Main: 970-349-5313

Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1997	**Input Date**	2/28/2012 3:13 PM
MgmtCo		**Subdivision**	NO Subdivision	**Original Price**	$299,000
Commission TB	3	**County**	Gunnison	**Price Date**	10/23/2012
Commission BB	3	**# of Acres**		**Price/FinishedSF**	$254.15
VarComm	No	**Lot Size**		**Ownership**	Owner
Excluded Buyer Y/N	No	**Zoning**	R-4		
AssrSched	R030056	**Total Finished Sq Ft**	1,023		
Owner Name	Delaney	**Finished Basement SqFt**	0		
Occupant	part time 2nd homeowner	**Total Unfinished SqFt**	0		
Seller Licensed Y/N	No	**Garage SqFt**			
Earnest Money	10,000.00	**Square Footage Source**	Assessor		
		Horses Allowed Y/N			
		Water Rights Y/N			

private complex

Legal Description:

Unit A, Dylan Condominiums, according to the Condominium Declarations recorded 7/8/97, Reception No. 476658

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		Upstairs master bath has
Kitchen			**Unfinished Basement**	0	
Master Bedroom		Upstairs	**Extra Room 1**		2nd floor open bdrm/office
Bed 2		downstairs	**Extra Room 2**		
Bed 3					

FEATURES

HEATING	Natural Gas, Electric, Baseboard, Radiant Floor	**PETS ALLOWED**	Yes
DOMESTIC WATER	City	**PATIO/DECKS**	Patio
SEWER	City	**WATERFRONT**	Creek
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Freezer, Range/Oven, Washer, Dryer	**POSSESSION**	Upon Closing
		TERMS	Cash, New Loan, Conventional, FHA
INTERIOR	Window Coverings, Carpet	**SHOW INSTRUCTIONS**	Key In Office, 24 Hours Notice
WINDOWS	Double Pane, Skylight	**ASSOC. FEES**	Water, Trash Service, Insurance
BASEMENT	Crawl Space		

AGENT FULL DETAIL REPORT- RESIDENTIAL

FINANCIAL

Real Property Taxes $	1,017.30	**Real Property Tax Year**	2011
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	435	**HOA Per**	Quarterly
Space Rent		**Owner Financing Avail Y/N**	No

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PUBLIC REMARKS

In-town condo in triplex that feels more like a private home. On a great block with single family homes across the street and an irrigation canal running in front that sounds like a babbling brook. Separate entrance on Teocalli with off-street parking. Front patio with flagstone & rock. 1st floor-Living /kitchen /dining area, 1 bedroom, full bath & washer/dryer. 2nd floor-1 bedroom, full bath with claw-foot tub. In addition 2nd floor has an open room with skylight which works as guest, office, media space. Rainbow park, the Rec path and free ski area bus are just down the block and easy walk to downtown. 2008 dormer and bathroom addition. Sound proofed to middle unit.

CBOE #70

EXHIBIT G
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CONFIDENTIAL

Usually easy to show even if owners are here.

SOLD DATA

Asking Price	$285,000	**Sell Agt 1 - Agt Nm Ph**	CATHY STEINBERGER - HOME: 970-275-6257
Sold Price	$260,000	**Sell Ofc 1 - Ofc Nm Ph**	COLDWELL BANKER BIGHORN - Main: 970-349-5313
Contract Date	9/12/2012		
Closing Date	10/23/2012		
Property Use	Secondary Home		
How Sold	Cash		
Sold Price Per SqFt			

This information is deemed reliable, but not guaranteed.

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	36347	**# of Dwellings**	Single Unit/Home
Price	$282,000	**#Bds/Prim**	Two
Status	Sold-Co-Op By BOR Member	**FlBa/Prim**	2
Type	Condo	**Half Baths**	0
Address	726 Teocalli Avenue	**Furnished**	None
Address 2	Unit A The Peaks Condominiums	**ApxSF**	1-1000
		Style	Two Story
Condo/Town	Not Named	**Garage Type**	None
City	Crested Butte	**Access**	Year Round
Zip	81224	**PropFeat**	N/A
Area	Crested Butte	**Days On Market**	89

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EXHIBIT H
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ROSS TUNKEY - HOME: 970-209-9046
COLDWELL BANKER BIGHORN - Main: 970-349-5313

Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1998	**Input Date**	2/22/2013 3:27 PM
MgmtCo		**Subdivision**	NO Subdivision	**Original Price**	$299,000
Commission TB	2.5	**County**	Gunnison	**Price Date**	5/22/2013
Commission BB	2.5	**# of Acres**	0.00	**Price/FinishedSF**	$332.55
VarComm	No	**Lot Size**	0	**Ownership**	Owner
Excluded Buyer Y/N	No	**Zoning**	R3		
AssrSched	R027709	**Total Finished Sq Ft**	848		
Owner Name	Templeton	**Finished Basement SqFt**	0		
Occupant	Owner	**Total Unfinished SqFt**	0		
Seller Licensed Y/N	No	**Garage SqFt**			
Earnest Money	10,000	**Square Footage Source**	Assessor		
		Horses Allowed Y/N	No		
		Water Rights Y/N	No		

private complex. endunit garden

Legal Description:

UNIT A THE PEAKS A CONDO DEVELOPMENT #535792 #551423

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		
Kitchen			**Unfinished Basement**	0	
Master Bedroom			**Extra Room 1**	115 SQ FT	Loft
Bed 2			**Extra Room 2**		
Bed 3					

FEATURES

CONSTRUCTION	Frame, Wood	**EXTERIOR**	Landscaped
ROOF	Metal	**PETS ALLOWED**	Yes
HEATING	Natural Gas, Forced Air	**PATIO/DECKS**	Deck, Covered
DOMESTIC WATER	City	**POSSESSION**	Negotiable
SEWER	City	**TERMS**	Cash, New Loan
UTILITIES	Electric, Phone, Natural Gas	**SHOW INSTRUCTIONS**	Appointment Only
PHONE	Land Line	**ASSOC. FEES**	Water, Trash Service, Snow Removal, Insurance, Ext Building Maintenance
WATER HEATER	Natural Gas		
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Freezer, Range/Oven, Washer, Dryer		
INTERIOR	Hardwood Floors, Tile, Fireplace/Heating Stove, Vaulted Ceilings		
OTHER ROOMS	Den/Study, Mud Room		

AGENT FULL DETAIL REPORT- RESIDENTIAL

FINANCIAL

Real Property Taxes $	980.16	**Real Property Tax Year**	2012
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	200	**HOA Per**	Monthly
Space Rent		**Owner Financing Avail Y/N**	

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PUBLIC REMARKS

Outstanding END-UNIT condo in Town of CB with lush landscaping and crystal clear water flowing through the garden. Floor plan: 2 bedrooms and full bath downstairs. Covered porch at garden level. Tiled mudroom and entry area perfect for mountain living. Upstairs: kitchen, living, dining area, and 3/4 bath with laundry. Covered balcony off living room. Views galore looking north and west from all windows on living level. New gas stove in living room adds to the cozy feel. Stairs lead up to 115 sq ft bonus loft, ideal for office. Hardwood floors. Recent carpet (stairs) and paint. Maintained in excellent condition. Large, dry crawlspace has vapor-barrier and spray-foam insulation for energy efficiency and lots of useable storage. Low dues, 3-unit condo bldg.

CBOE # 70

CONFIDENTIAL

Loft is additional 115 square feet.

EXHIBIT H
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SOLD DATA

Asking Price	$299,000	**Sell Agt 1 - Agt Nm Ph**	SAM W LUMB - CELL: 970-275-2448
Sold Price	$282,000	**Sell Ofc 1 - Ofc Nm Ph**	BENSON SOTHEBY'S INTERNATIONAL REALTY - Main: 970-349-6653
Contract Date	4/14/2013		
Closing Date	5/21/2013		
Property Use	Secondary Home		
How Sold	Conventional		
Sold Price Per SqFt			

This information is deemed reliable, but not guaranteed.