COLORADO
Department of Local Affairs
Board of Assessment Appeals

Received
County Adminstration
7/16/15 PM 7/13/15

7/10/2015

CBOE # 103

EXHIBIT A
Page 1 of 1

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

The Board of Assessment Appeals received this appeal 7/10/2015

Greetings:

The enclosed appeal from a taxpayer was received in our office. We are forwarding it to your office for action, as it was sent to us in error.

Sincerely,

Cara McKeller

James Jonely
1025 Pritchard Mesa Ct
Grand Junction, CO 81505

Received
County Administration
7/16/15 PM 7/13/14
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2015 JUL 10 AM 9: 38
CBOE #103

July 6th 2015

To whom it may concern,

I wish to appeal the assessor's decision with regards to the parcel number 4051-300-06-030, legal description Lots 25-30 BlUE MESA SUBD 1 #629394.

I purchased this property for $105,000.00 which also included an additional 2 acre lot located at 472 Kebler Trail lot #5. I then sold this lot in Dec of 2014 for $9,000.00 bringing my purchase price on the subject property down to $96,000.00.

EXHIBIT B
Page 1 of 1

In 2014 I sold the property at 310 Gothic trail which included 12 acres all bordering national forest land. This was a modern 3 bedroom cabin, 2000 sq feet with granite counters tile kitchen, tile showers, hardwood floors and lots of stone work. This cabin puts the subject property to shame in location, quality, and appeal not to mention twice the size. I sold this cabin furnished with custom log furniture for $252,000.00. This cabin is located aprox 1 mile from my new cabin.

I am told not much has sold in the area other than the one noted above and another cabin on blue mesa drive which was close to the cabin in question. I have enclosed a photo of this cabin under comparable #1. The cabin was completely updated and has gorgeous views of the valley and river. I have also enclosed comparable #2 and 3 however these are aprox 50 miles from subject property and they have year round access.

Also enclosed is a property in the area from the Halls Realty Inc property guide Volume 37 2015/2016. This property has been for sale for quite some time with no interest. You will notice the listed pricing which is also far less than what our property is valued at. You will also notice that it have more acreage than what ours has.

In addition I would like to mention that the Blue Mesa Subdivision is seasonal access only. I feel that if the assessor's office is using comparable property from Lake City, Gunnison and Crested Butte that this would be giving you an inflated value of our property. While I wish the property would be worth the value it is assessed at it is not and I feel this is extremely incorrect due to the lack of comparable sells in the area.

Thank you for your time and consideration

James Jonely

1025 Pritchard Mesa Ct

Grand Junction, Co. 81505

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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CBOE #103

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R011515	2015	602	4051-300-06-030

PROPERTY OWNER	LEGAL DESCRIPTION
JONELY JAMES 1025 PRITCHARD MESA CT GRAND JUNCTION, CO 81505-9401	LOTS 25-30 BLUE MESA SUBD 1 #629394

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		233,230	233,230
TOTALS		$233,230	$233,230

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

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

CBOE #103

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.)

$115,000 – 135,000

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.)

Please see attached
In addition The price I purchased was w/o realtor – seller did not want to pay fees. Therefore I also received a better price

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 970-270-6323 Date 7/6/15

*Attach letter of authorization signed by property owner.

From Halls Realty 2015/2016

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Seasonal access

EXHIBIT C
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HUNTERS RETREAT ON WILLOW CREEK
Located on Willow Creek in hunting Unit 66 on 36+/- acres. Cozy cabin offers upstairs bedroom, lower bunk area, 1/2 bath, open kitchen/dining/living area, wood burning stove, aspen T&G walls and ceiling. Well with pump in place plus septic system. Good views of West Elk Wilderness area with easy access to BLM, National Forest and Lake Fork of the Gunnison River. Priced to sell. $169,000 (MLS#34233)

This property is fairly close to ours, guessing less than 5 Miles it has also been for-Sale for a few years - Also has 36 acres.

Subject property
Built in 70's
Old owners paid 70K - 5+7 yrs ago - I am told

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EXHIBIT C
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CBOE # 103

Comparable Photo Page

Borrower	Charles & Debra Reasy				
Property Address	311 Gothic Trail				
City	Powderhorn	County Gunnison	State CO	Zip Code 81243	
Lender	Wintrust Mortgage				

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Larger In Size

Comparable 1

4235 Blue Mesa Dr

Prox. to Subject	0.65 miles SE
Sales Price	177,000
Borrower	1,152
Lender	7
Total Bedrooms	2
Total Bathrooms	1.1
Location	N;Res;
View	N;Mtn;
Site	4.00 ac
Quality	Q3
Age	32

This was updated cabin with great views located very close to subject property

EXHIBIT C
Page 3 of 4

Larger In Size

Comparable 2

183 New Dollar Drive

Prox. to Subject	46.58 miles NE
Sale Price	180,000
Gross Living Area	1,230
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	B;Mtn;
Site	10.33 ac
Quality	Q3
Age	15

year Round access

Larger In Size

Comparable 3

189 Pond Road

Prox. to Subject	45.26 miles NE
Sale Price	175,000
Gross Living Area	1,132
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	N;Mtn;
Site	3.00 ac
Quality	Q3
Age	29

year round access

225 Pritchard Mesa CT
Grand Junction, CO. 81505

$ 000.7

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EXHIBIT C
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Board of Assessment Appeals
1313 Sherman Street Room 315
Denver, CO. 80203

PM 10 AM 9:03

STATE OF COLORADO

Department of Local Affairs
BOARD OF ASSESSMENT APPEALS
315 State Centennial Building
1313 Sherman Street
Denver, Colorado 80203

#320000110

STATE OF COLORADO
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PRESORTED
FIRST CLASS

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CBOE #103

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RETURN SERVICE REQUESTED

FIT-T3B 81230

Gunnison County
COLORADO

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

July 20, 2015

CBOE #103
James Jonely
1025 Pritchard Mesa Ct
Grand Junction, CO 81505

Schedule Number: R011515
Parcel Number: 4051-300-06-030
Property Description: LOTS 25-30 BLUE MESA SUBD 1 #629394

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 2:45 pm. The hearing will be held in the Board of County Commissioners meeting room, located in the Courthouse at 200 E. Virginia Ave. Gunnison, CO 81230. Please read the following information carefully.

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

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

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

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

103

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

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James Jonely
1025 Pritchard Mesa Ct
Grand Junction, CO 81505