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 Administration 7/16/15 PM 7/14/15

CBOE #104

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R007933	2015	601	3525-320-00-040

PROPERTY OWNER	LEGAL DESCRIPTION
H2 PROPERTIES INC 250 STEELE ST STE 325 DENVER, CO 80206-5238	SURFACE RIGHTS ONLY: CANADA SURVEY #8050 QUARTZ CREEK SUBD #620916

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		138,770	136,440
TOTALS		$138,770	$136,440

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

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

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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.)

$ 97,680.00

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.)

No water
No power
No bath
Rough property.

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
	303-808-2217	7-14-15

*Attach letter of authorization signed by property owner.

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

To: Gunnison County Assessor

From: Andrew Hicks

Subject: Valuation Protests

Date: 05/28/2015

CBOE #104

EXHIBIT A
Page 1 of 1

Dear Gunnison County Assessor,

This letter is included in my Real Property Protest Form packet. I am protesting the assessor valuation of my property as of June 30th, 2014 for cabin in Quartz Creek, Pitkin. I have printed out sales during this valuation period from your assessor database and highlighted the comps I thought were applicable.

Please see spreadsheet attached.

Please note that the cabin has no electricity and no water source or bathroom. It's simply an old dated structure and I don't think it compares with actual "home" structures in the subdivision.

My opinion of a fair valuation for this property is what you previously had it assessed for: $97,680.00.

Thank you,

Andrew Hicks

250 Steele St, #325, Denver CO 80206

303-808-2217

andyhicksdenver@gmail.com

Received
County Administration
7/14/15 BM 7/14/15
EXHIBIT BM
Page 1 of
CBOE #104

Best most recent comp on same street (it has a bathroom though!)

Subject Property and last sale of it for $56,000

Account Number	Sale Date	Sale Price	Above Gra	Acres	Year Built	Location Address	Type of Do	Vac/Impr
R007867	6/30/2014		1,201	10.32	1995	866FOSSIL VIEWDR, QUARTZ CREEK AREA	QUIT CLAI	N/A
R071532	6/22/2014		0	2.8	0	, QUARTZ CREEK AREA	BARG & SA	N/A
R007238	6/12/2014		912	10.331	0	2000GRASSHOPPERRD, QUARTZ CREEK AREA	QUIT CLAI	N/A
R007238	6/12/2014		912	10.331	0	2000GRASSHOPPERRD, QUARTZ CREEK AREA	QUIT CLAI	N/A
R007238	6/12/2014		912	10.331	0	2000GRASSHOPPERRD, QUARTZ CREEK AREA	QUIT CLAI	N/A
R006992	1/31/2014		0	10.331	0	, QUARTZ CREEK AREA	SHERIFF DE	N/A
R008633	12/20/2013		964	10.331	1985	4080CHICAGO PARKRD, QUARTZ CREEK AREA	QUIT CLAI	N/A
R007593	12/20/2013		0	10.331	0	, QUARTZ CREEK AREA	QUIT CLAI	N/A
R008633	12/20/2013	$75,000	964	10.331	1985	4080CHICAGO PARKRD, QUARTZ CREEK AREA	GEN WARF	Improved
R007593	12/20/2013		0	10.331	0	, QUARTZ CREEK AREA	QUIT CLAI	N/A
R007687	11/20/2013		0	10.052	0	, QUARTZ CREEK AREA	QUIT CLAI	N/A
R007687	11/20/2013	$20,000	0	10.052	0	, QUARTZ CREEK AREA	WARRANT	Vacant
R007950	11/7/2013		0	10.271	0	SILVER BLUFFTRL, QUARTZ CREEK AREA	QUIT CLAI	N/A
R008197	11/7/2013		0	6.312	0	335LITTLE CHIEFWAY, QUARTZ CREEK AREA	QUIT CLAI	N/A
R007352	11/7/2013		0	4.752	0	385LITTLE CHIEFWAY, QUARTZ CREEK AREA	QUIT CLAI	N/A
R007950	11/7/2013	$30,000	0	10.271	0	SILVER BLUFFTRL, QUARTZ CREEK AREA	WARRANT	Vacant
R008197	11/7/2013	$24,000	0	6.312	0	335LITTLE CHIEFWAY, QUARTZ CREEK AREA	WARRANT	Vacant
R007352	11/7/2013	$24,000	0	4.752	0	385LITTLE CHIEFWAY, QUARTZ CREEK AREA	WARRANT	Vacant
R008207	11/5/2013		0	10.331	0	, QUARTZ CREEK AREA	QUIT CLAI	N/A
R008207	11/5/2013	$22,000	0	10.331	0	, QUARTZ CREEK AREA	WARRANT	Vacant
R008596	10/30/2013		800	10.331	1981	60IRON POINTDR, QUARTZ CREEK AREA	QUIT CLAI	N/A
R008596	10/30/2013		800	10.331	1981	60IRON POINTDR, QUARTZ CREEK AREA	QUIT CLAI	N/A
R008596	10/30/2013	$130,100	800	10.331	1981	60IRON POINTDR, QUARTZ CREEK AREA	WARRANT	Improved
R008147	10/29/2013		1,132	2.656	1985	189NORTH PONDRD, QUARTZ CREEK AREA	QUIT CLAI	N/A
R008147	10/29/2013	$175,000	1,132	2.656	1985	189NORTH PONDRD, QUARTZ CREEK AREA	WARRANT	Improved
R008610	10/3/2013		0	3.303	0	, QUARTZ CREEK AREA	QUIT CLAI	N/A
R008610	10/3/2013	$24,000	0	3.303	0	, QUARTZ CREEK AREA	WARRANT	Vacant
R007702	8/29/2013		672	2.908	1995	220FOSSIL VIEWDR, QUARTZ CREEK AREA	QUIT CLAI	N/A
R007702	8/29/2013	$75,000	672	2.908	1995	220FOSSIL VIEWDR, QUARTZ CREEK AREA	WARRANT	Improved
R008918	8/22/2013		0	8.568	0	ROUNDABOUTLOOP, QUARTZ CREEK AREA	QUIT CLAI	N/A

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R007232	8/16/2013		816	9.928	1984	1170GENEVALOOP, QUARTZ CREEK AREA	QUIT CLAI N/A
R007232	8/16/2013	$125,000	816	9.928	1984	1170GENEVALOOP, QUARTZ CREEK AREA	WARRANT Improved
R009342	8/1/2013		0	6.064	0	CYPRUSDR, QUARTZ CREEK AREA	PERS REP E N/A
R008341	7/31/2013		0	4.82	0	450LITTLE CHIEFWAY, QUARTZ CREEK AREA	QUIT CLAI N/A
R008341	7/31/2013	$12,000	0	4.82	0	450LITTLE CHIEFWAY, QUARTZ CREEK AREA	WARRANT Vacant
R008281	7/27/2013		1,249	10.24	1999	183NEW DOLLARDR, QUARTZ CREEK AREA	QUIT CLAI N/A
R008266	7/27/2013	$1,800	0	10.331	0	FOREST SERVICE ROAD 770, QUARTZ CREEK ARE	QUIT CLAI Vacant
R008281	7/27/2013	$180,000	1,249	10.24	1999	183NEW DOLLARDR, QUARTZ CREEK AREA	WARRANT Improved
R008266	7/26/2013		0	10.331	0	FOREST SERVICE ROAD 770, QUARTZ CREEK ARE	QUIT CLAI N/A
R008266	7/26/2013		0	10.331	0	FOREST SERVICE ROAD 770, QUARTZ CREEK ARE	QUIT CLAI N/A
R008266	7/26/2013	$16,000	0	10.331	0	FOREST SERVICE ROAD 770, QUARTZ CREEK ARE	WARRANT Vacant
R007128	7/22/2013		0	10.331	0	9SILVER BLUFFTRL, QUARTZ CREEK AREA	QUIT CLAI N/A
R008388	7/22/2013		0	9.878	0	, QUARTZ CREEK AREA	QUIT CLAI N/A
R007128	7/22/2013	$35,500	0	10.331	0	9SILVER BLUFFTRL, QUARTZ CREEK AREA	WARRANT Vacant
R008388	7/22/2013	$26,500	0	9.878	0	, QUARTZ CREEK AREA	WARRANT Vacant
R008388	7/20/2013	$1,800	0	9.878	0	, QUARTZ CREEK AREA	QUIT CLAI Vacant
R007933	6/21/2013	$56,000	960	10.331	0	3404CHICAGO PARKRD, QUARTZ CREEK AREA	PUBL TRUS N/A
R007703	6/19/2013		0	10.331	0	, QUARTZ CREEK AREA	QUIT CLAI N/A
R007326	6/18/2013		923	10.331	1993	5156TERRIBLE MOUNTAINRD, QUARTZ CREEK A	QUIT CLAI N/A
R007326	6/18/2013	$117,500	923	10.331	1993	5156TERRIBLE MOUNTAINRD, QUARTZ CREEK A	GEN WARF Improved
R008943	6/17/2013		0	8.875	0	, QUARTZ CREEK AREA	TREASURE N/A
R008510	6/14/2013		884	9.724	1981	ROUNDABOUTLOOP, QUARTZ CREEK AREA	QUIT CLAI N/A
R008510	6/14/2013		884	9.724	1981	ROUNDABOUTLOOP, QUARTZ CREEK AREA	QUIT CLAI N/A
R008510	6/14/2013	$150,000	884	9.724	1981	ROUNDABOUTLOOP, QUARTZ CREEK AREA	WARRANT Improved
R007273	6/3/2013	$22,800	0	9.257	0	G SDR, QUARTZ CREEK AREA	WARRANT Vacant
R007352	3/14/2013		0	4.752	0	385LITTLE CHIEFWAY, QUARTZ CREEK AREA	PERS REP E N/A
R008242	3/5/2013		1,232	10.251	0	330STORMDR, QUARTZ CREEK AREA	QUIT CLAI N/A
R007339	2/1/2013		660	10.328	1967	244GRASSHOPPERRD, QUARTZ CREEK AREA	QUIT CLAI N/A
R008546	11/5/2012	$1,800	1,080	10.331	2014	2495CHICAGO PARKRD, QUARTZ CREEK AREA	QUIT CLAI Vacant
R008323	11/2/2012		0	10.331	0	TEXAS TWODR, QUARTZ CREEK AREA	QUIT CLAI N/A
R008546	11/2/2012		1,080	10.331	2014	2495CHICAGO PARKRD, QUARTZ CREEK AREA	QUIT CLAI N/A
R008323	11/2/2012	$17,000	0	10.331	0	TEXAS TWODR, QUARTZ CREEK AREA	WARRANT Vacant
R008546	11/2/2012	$25,500	1,080	10.331	2014	2495CHICAGO PARKRD, QUARTZ CREEK AREA	GEN WARF Vacant
R008261	9/26/2012	$1,800	250	10.093	0	2010CHARLIES CHALLENGERD, QUARTZ CREEK A	QUIT CLAI Vacant

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R008731	8/10/2012	$15,000	0	10.331	0	PORPENNRD, QUARTZ CREEK AREA	QUIT CLAI	Vacant
R008858	8/6/2012	$3,000	0	2.158	0	FOSSIL VIEWDR, QUARTZ CREEK AREA	GEN WARF	Vacant
R008858	8/6/2012		0	2.158	0	FOSSIL VIEWDR, QUARTZ CREEK AREA	QUIT CLAI	N/A
R070920	8/3/2012		0	9.1	0	CHARLIES CHALLENGERD, QUARTZ CREEK AREA	QUIT CLAI	N/A
R070920	8/3/2012	$32,500	0	9.1	0	CHARLIES CHALLENGERD, QUARTZ CREEK AREA	GEN WARF	Vacant
R008926	7/30/2012		1,200	10.331	1994	10GRASSHOPPERRD, QUARTZ CREEK AREA	QUIT CLAI	N/A
R008926	7/30/2012	$245,000	1,200	10.331	1994	10GRASSHOPPERRD, QUARTZ CREEK AREA	GEN WARF	Improved
R007867	7/25/2012		1,201	10.32	1995	866FOSSIL VIEWDR, QUARTZ CREEK AREA	QUIT CLAI	N/A
R007867	7/25/2012		1,201	10.32	1995	866FOSSIL VIEWDR, QUARTZ CREEK AREA	QUIT CLAI	N/A
R007867	7/25/2012	$175,000	1,201	10.32	1995	866FOSSIL VIEWDR, QUARTZ CREEK AREA	WARRANT	Improved
R008838	7/2/2012		16	10.331	2012	, QUARTZ CREEK AREA	QUIT CLAI	N/A
R008838	7/2/2012	$26,000	16	10.331	2012	, QUARTZ CREEK AREA	GEN WARF	Vacant

Received County Administrator 7/14/15 1:45 PM

Breanna Shelton

From: Andrew Hicks <andyhicksdenver@gmail.com>
Sent: Friday, July 24, 2015 3:17 PM
To: Breanna Shelton
Subject: Re: Board of Equalization Hearing Date & Time
Attachments: Additional 483 Rim Road Facts.docx; Agent Detail & Map.pdf; Spreadsheet.xlsx

See attached for the following property. I will be out of the country and unable to attend via phone. Thank you.

Schedule Number: R011499

Parcel Number: 3983-310-02-005

Property Description: LOT 5 BLK 9 ARROWHEAD FILING 3 #617829

On Mon, Jul 20, 2015 at 5:39 PM, Breanna Shelton <BShelton@gunnisoncounty.org> wrote:

> July 20, 2015
>
> CBOE #105
>
> Andrew Hicks
>
> 250 Steele St Suite 325
>
> Denver, CO 80206
>
> andyhicksdenver@gmail.com
>
> Schedule Number: R011499
>
> Parcel Number: 3983-310-02-005
>
> Property Description: LOT 5 BLK 9 ARROWHEAD FILING 3 #617829
>
> 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 3:15 pm. The hearing will be held in the Board of County Commissioners meeting room, located in the Courthouse at 200 E. Virginia Ave. Gunnison, CO 81230. Please read the following information carefully.

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

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

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

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

--

WEST ROCK
PROPERTY GROUP

Andrew Hicks
Realtor. Investor. Consultant.
303-808-2217
westrockpg.com

To: Gunnison County Assessor

From: Andrew Hicks

Subject: Valuation Protests

Date: 05/28/2015

Dear Gunnison County Assessor,

This letter is included in my Real Property Protest Form packet. I am protesting the assessor valuation of my property as of June 30th, 2014 for cabin in Quartz Creek, Pitkin. I have printed out sales during this valuation period from your assessor database and highlighted the comps I thought were applicable.

Please see spreadsheet attached.

Please note that the cabin has no electricity and no water source or bathroom. It's simply an old dated structure and I don't think it compares with actual "home" structures in the subdivision.

My opinion of a fair valuation for this property is what you previously had it assessed for: $97,680.00.

Thank you,

Andrew Hicks

250 Steele St, #325, Denver CO 80206

303-808-2217

andyhicksdenver@gmail.com

Best most recent comp on same street (it has a bathroom though!)

Subject Property and last sale of it for $56,000

Account Number	Sale Date	Sale Price	Above Grad	Acres	Year Built	Location Address	Type of Do	Vac/Impr
R007867	6/30/2014		1,201	10.32	1995	866 FOSSIL VIEW DR, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R071532	6/22/2014		0	2.8	0	? QUARTZ CREEK AREA	BARG & SA	N/A
R007238	6/12/2014		912	10.331	0	2000 GRASSHOPPER RD, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007238	6/12/2014		912	10.331	0	2000 GRASSHOPPER RD, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007238	6/12/2014		912	10.331	0	2000 GRASSHOPPER RD, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R006992	1/31/2014		0	10.331	0	? QUARTZ CREEK AREA	SHERIFF DE	N/A
R008633	12/20/2013		964	10.331	1985	4080 CHICAGO PARK RD, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007593	12/20/2013		0	10.331	0	? QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008633	12/20/2013	$75,000	964	10.331	1985	4080 CHICAGO PARK RD, QUARTZ CREEK AREA	GEN WARR	Improved
R007593	12/20/2013		0	10.331	0	? QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007687	11/20/2013		0	10.052	0	? QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007687	11/20/2013	$20,000	0	10.052	0	? QUARTZ CREEK AREA	WARRANTY	Vacant
R007950	11/7/2013		0	10.271	0	SILVER BLUFF TRL, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008197	11/7/2013		0	6.312	0	335 LITTLE CHIEF WAY, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007352	11/7/2013		0	4.752	0	385 LITTLE CHIEF WAY, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007950	11/7/2013	$30,000	0	10.271	0	SILVER BLUFF TRL, QUARTZ CREEK AREA	WARRANTY	Vacant
R008197	11/7/2013	$24,000	0	6.312	0	335 LITTLE CHIEF WAY, QUARTZ CREEK AREA	WARRANTY	Vacant
R007352	11/7/2013	$24,000	0	4.752	0	385 LITTLE CHIEF WAY, QUARTZ CREEK AREA	WARRANTY	Vacant
R008207	11/5/2013		0	10.331	0	? QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008207	11/5/2013	$22,000	0	10.331	0	? QUARTZ CREEK AREA	WARRANTY	Vacant
R008596	10/30/2013		800	10.331	1981	60 IRON POINT DR, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008596	10/30/2013		800	10.331	1981	60 IRON POINT DR, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008596	10/30/2013	$130,100	800	10.331	1981	60 IRON POINT DR, QUARTZ CREEK AREA	WARRANTY	Improved
R008147	10/29/2013		1,132	2.656	1985	189 NORTH POND RD, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008147	10/29/2013	$175,000	1,132	2.656	1985	189 NORTH POND RD, QUARTZ CREEK AREA	WARRANTY	Improved
R008610	10/3/2013		0	3.303	0	? QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008610	10/3/2013	$24,000	0	3.303	0	? QUARTZ CREEK AREA	WARRANTY	Vacant
R007702	8/29/2013		672	2.908	1995	220 FOSSIL VIEW DR, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007702	8/29/2013	$75,000	672	2.908	1995	220 FOSSIL VIEW DR, QUARTZ CREEK AREA	WARRANTY	Improved
R008918	8/22/2013		0	8.568	0	ROUNDABOUT LOOP, QUARTZ CREEK AREA	QUIT CLAIM	N/A

R007232	8/16/2013		816	9.928	1984	1170 GENEVA LOOP, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007232	8/16/2013	$125,000	816	9.928	1984	1170 GENEVA LOOP, QUARTZ CREEK AREA	WARRANTY	Improved
R009342	8/1/2013		0	6.064	0	CYPRUS DR, QUARTZ CREEK AREA	PERS REP D	N/A
R008341	7/31/2013		0	4.82	0	450 LITTLE CHIEF WAY, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008341	7/31/2013	$12,000	0	4.82	0	450 LITTLE CHIEF WAY, QUARTZ CREEK AREA	WARRANTY	Vacant
R008281	7/27/2013		1,249	10.24	1999	183 NEW DOLLARD DR, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008266	7/27/2013	$1,800	0	10.331	0	FOREST SERVICE ROAD 770, QUARTZ CREEK ARE	QUIT CLAIM	Vacant
R008281	7/27/2013	$180,000	1,249	10.24	1999	183 NEW DOLLARD DR, QUARTZ CREEK AREA	WARRANTY	Improved
R008266	7/26/2013		0	10.331	0	FOREST SERVICE ROAD 770, QUARTZ CREEK ARE	QUIT CLAIM	N/A
R008266	7/26/2013		0	10.331	0	FOREST SERVICE ROAD 770, QUARTZ CREEK ARE	QUIT CLAIM	N/A
R008266	7/26/2013	$16,000	0	10.331	0	FOREST SERVICE ROAD 770, QUARTZ CREEK ARE	WARRANTY	Vacant
R007128	7/22/2013		0	10.331	0	95 SILVER BLUFF TRL, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008388	7/22/2013		0	9.878	0	, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007128	7/22/2013	$35,500	0	10.331	0	95 SILVER BLUFF TRL, QUARTZ CREEK AREA	WARRANTY	Vacant
R008388	7/22/2013	$26,500	0	9.878	0	, QUARTZ CREEK AREA	WARRANTY	Vacant
R008388	7/20/2013	$1,800	0	9.878	0	, QUARTZ CREEK AREA	QUIT CLAIM	Vacant
R007933	6/21/2013	$56,000	960	10.331	0	3404 CHICAGO PARK RD, QUARTZ CREEK AREA	PUBL TRUS	N/A
R007703	6/19/2013		0	10.331	0	, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007326	6/18/2013		923	10.331	1993	5156 TERRIBLE MOUNTAIN RD, QUARTZ CREEK A	QUIT CLAIM	N/A
R007326	6/18/2013	$117,500	923	10.331	1993	5156 TERRIBLE MOUNTAIN RD, QUARTZ CREEK A	GEN WARR	Improved
R008943	6/17/2013		0	8.875	0	, QUARTZ CREEK AREA	TREASURER	N/A
R008510	6/14/2013		884	9.724	1981	ROUNDABOUT LOOP, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008510	6/14/2013		884	9.724	1981	ROUNDABOUT LOOP, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008510	6/14/2013	$150,000	884	9.724	1981	ROUNDABOUT LOOP, QUARTZ CREEK AREA	WARRANTY	Improved
R007273	6/3/2013	$22,800	0	9.257	0	G SP DR, QUARTZ CREEK AREA	WARRANTY	Vacant
R007352	3/14/2013		0	4.752	0	385 LITTLE CHIEF WAY, QUARTZ CREEK AREA	PERS REP D	N/A
R008242	3/5/2013		1,232	10.251	0	330 STORM DR, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007339	2/1/2013		660	10.328	1967	244 GRASSHOPPER RD, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008546	11/5/2012	$1,800	1,080	10.331	2014	2495 CHICAGO PARK RD, QUARTZ CREEK AREA	QUIT CLAIM	Vacant
R008323	11/2/2012		0	10.331	0	TEXAS TWO DR, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008546	11/2/2012		1,080	10.331	2014	2495 CHICAGO PARK RD, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008323	11/2/2012	$17,000	0	10.331	0	TEXAS TWO DR, QUARTZ CREEK AREA	WARRANTY	Vacant
R008546	11/2/2012	$25,500	1,080	10.331	2014	2495 CHICAGO PARK RD, QUARTZ CREEK AREA	GEN WARR	Vacant
R008261	9/26/2012	$1,800	250	10.093	0	2010 CHARLIES CHALLENGER RD, QUARTZ CREEK A	QUIT CLAIM	Vacant

R008731	8/10/2012	$15,000	0	10.331	0	PORPENNRD, QUARTZ CREEK AREA	QUIT CLAIM	Vacant
R008858	8/6/2012	$3,000	0	2.158	0	FOSSIL VIEWDR, QUARTZ CREEK AREA	GEN WARR	Vacant
R008858	8/6/2012		0	2.158	0	FOSSIL VIEWDR, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R070920	8/3/2012		0	9.1	0	CHARLIES CHALLENGERD, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R070920	8/3/2012	$32,500	0	9.1	0	CHARLIES CHALLENGERD, QUARTZ CREEK AREA	GEN WARR	Vacant
R008926	7/30/2012		1,200	10.331	1994	106GRASSHOPPERRD, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008926	7/30/2012	$245,000	1,200	10.331	1994	106GRASSHOPPERRD, QUARTZ CREEK AREA	GEN WARR	Improved
R007867	7/25/2012		1,201	10.32	1995	866FOSSIL VIEWDR, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007867	7/25/2012		1,201	10.32	1995	866FOSSIL VIEWDR, QUARTZ CREEK AREA	QUIT CLAIM	N/A
R007867	7/25/2012	$175,000	1,201	10.32	1995	866FOSSIL VIEWDR, QUARTZ CREEK AREA	WARRANTY	Improved
R008838	7/2/2012		16	10.331	2012	?QUARTZ CREEK AREA	QUIT CLAIM	N/A
R008838	7/2/2012	$26,000	16	10.331	2012	?QUARTZ CREEK AREA	GEN WARR	Vacant

Gunnison County
COLORADO

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

July 20, 2015

CBOE #104
H2 Properties Inc
Andrew Hicks
250 Steele St Suite 325
Denver, CO 80206
andyhicksdenver@gmail.com

Schedule Number:	R007933
Parcel Number:	3525-320-00-040
Property Description:	SURFACE RIGHTS ONLY: CANADA SURVEY #8050 QUARTZ CREEK SUBD #620916

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 3:00 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

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Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

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H2 Properties Inc.
250 Steele St Suite 325
Denver, CO 80206