2015 REAL PROPERTY NOTICE OF DETERMINATION

Gunnison County
COLORADO

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

CBOE #110

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R011656	2015	622	4049-060-01-002

PROPERTY OWNER	LEGAL DESCRIPTION
KROHN KATHLEEN B 214 E FALLEN ROCK RD GRAND JUNCTION, CO 81507-1131	LOT 18 BLK 15 ARROWHEAD FILING 2 #601436 #602680

Received
County Adminstration
PM 7/15/15

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		409,220	409,220
TOTALS		$409,220	$409,220

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:

Appl #110

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

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]~~ 325,700.00

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.)

Based on market value of comparable sales. See attached sheets. House is NOT within the town of Crested Butte, therefore sales in that area are not comparable.

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.

Kathleen Kirby — Signature
970-250-7429 — Telephone Number
7/15/2015 — Date

*Attach letter of authorization signed by property owner.

Received
County Adminstrat...
PM 7/15/15

CBOE #110

EXHIBIT A
Page 1 of 2

~~May 28, 2015~~ July, 15, 2015

Kathleen Krohn
214 E. Fallen Rock Rd
Grand Junction, CO 81507

~~Gunnison County Assessor~~
~~221 N. Wisconsin St., Suite A~~
~~Gunnison, CO 81230~~
~~assessor@gunnisoncounty.org~~

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

RE: Real Property Protest

Dear Kristy:
I am protesting the assessed value on the following property parcel.
Account # R011652
Parcel #4049-060-01-002

The values for the property have been reworked as per instructions that the dates for the selling properties is 2-5 years prior to June 30, 2014. Properties sold in Arrowhead from 2011 to 6/18/2014 have been used to provide the average assessment value. I believe the value of this property is $313,259 based on the market appproach to values of similar properties in Arrowhead. Attached is an Excel sheet showing the recent purchase price of similar properties and their valuations according to standard appraisal adjustments used by the Appraisal Group of Western Colorado.

The house and garage have seen no building improvements nor work since it was completed two years ago and the final certificate of occupancy was given. This lot has no view.

Thank you,
Kathleen Krohn Kathleen Krohn

Attached:
652 Snowshoe Lane comparison values 2.xlsx

Kohn
214 E. Fallen Rock Rd.
GRAND Jct, CO 81507

GRAND JUNCTION CO 815

16 JUL 2015 PM 1 T

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 000.48[5]
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MAILED FROM ZIP CODE 81506

Received
County Adminstration
Pm 7/15/15

CBOE #110

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

81230$2248

Gunnison County
COLORADO

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

July 20, 2015

CBOE #110
Kathleen Krohn
214 E Fallen Rock Rd
Grand Junction, CO 81507

Schedule Number: R011656
Parcel Number: 4049-060-01-002
Property Description: LOT 18/ BLK 15 ARROWHEAD FILING 2 #601436 #602680

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 4:30 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

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

Kathleen Krohn
214 E Fallen Rock Rd
Grand Junction, CO 81507