Received
County Administration
9/18/17

29308 / 528299

2017 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: August 31, 2017
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

CBOE # 146

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R044447	2017	501	3177-261-43-001

AGENT	LEGAL DESCRIPTION
MARVIN F POER AND COMPANY ATTN: JOSEPH D MONZON 410 17TH ST STE 1175 DENVER, CO 80202-4439 OWNER: CLP CRESTED BUTTE LLC	UNIT C001 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial		333,640	333,640
TOTALS		$333,640	$333,640

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.

No information provided by tax agent

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 and personal property appeals is September 15.

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 September 1 through November 1 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 #146

To preserve your appeal rights, your Petition to the County Board of Equalization must be postmarked or delivered on or before **September 15 for real property and 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 November 1, § 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 December 8, § 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 information about binding arbitration, contact the County Board of Equalization at the address above.

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, 2016? (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.)

$ 132,810

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.)

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.

Joe Monson	303·590·9150	9/13/17
Signature	Telephone Number	Date

*Attach letter of authorization signed by property owner.

29308/528299

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Gunnison County Assessor
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CBOE #147

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R044455	2017	501	3177-261-43-009

AGENT	LEGAL DESCRIPTION
MARVIN F POER AND COMPANY ATTN: JOSEPH D MONZON 410 17TH ST STE 1175 DENVER, CO 80202-4439 OWNER: CLP CRESTED BUTTE LLC	UNIT C009 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial		50,230	50,230
TOTALS		$50,230	$50,230

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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.

No information provided by tax agent

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APPEAL PROCEDURES

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Gunnison, CO 81230
(970) 641-0248

CBOE # 147

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PETITION TO COUNTY BOARD OF EQUALIZATION

What is your estimate of the property's value as of June 30, 2016? (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.)

$ 23,020

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.)

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.

Joe Morson — Signature
303·590·9150 — Telephone Number
9/13/17 — Date

*Attach letter of authorization signed by property owner.

29308/528299

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Gunnison County
COLORADO

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CBOE #148

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R044487	2017	501	3177-261-44-092

AGENT	LEGAL DESCRIPTION
MARVIN F POER AND COMPANY ATTN: JOSEPH D MONZON 410 17TH ST STE 1175 DENVER, CO 80202-4439 OWNER: CLP CRESTED BUTTE LLC	UNIT C625 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial			26,830	26,830
	TOTALS		$26,830	$26,830

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(970) 641-0248

CBOE # 148

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PETITION TO COUNTY BOARD OF EQUALIZATION

What is your estimate of the property's value as of June 30, 2016? (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.)

$ 10,460

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.)

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.

Joe Morgan	303.590.9150	9/13/17
Signature	Telephone Number	Date

*Attach letter of authorization signed by property owner.

CBOE #146-149

LETTER OF AUTHORIZATION

Instructions:
This letter of authorization must be signed by the OWNER OF RECORD. If a professional management company is acting on behalf of the owner, a letter from the owner of record or a copy of a management agreement giving the management company authority to act on the owners' behalf must be supplied. If the lessee is initiating the appeal, then a copy of the lease must be supplied to establish proper authorization.

To all parties:
The owner of record hereby designates Marvin F. Poer and Company, its agents and employees, to act on behalf of the owner in all matters pertaining to the review and appeal of real and/or personal property valuation and classification to the assessor, county board of equalization, arbitration, state board of assessment appeals, district court or any other hearing process. This authorization is limited to the properties listed below and on the attached continuation form(s).

TAX YEARS: 2017/2018 & prior years

SIGNATURE: _____

PRINTED: Michael Kroeto

TITLE: Vice Pres.

OWNERSHP NAME: Owner's Association

TELEPHONE:

PROPERTY LIST:

Schedule/Parcel Numbers	Property Address
R044447	620 Gothic Road et al
R044455	
R044487	
R044465	

29308/528299

Marvin F. Poer and Company, 410 17th St. Suite 1175, Denver, CO 80202
Phone: 303-573-0975, Fax: 303-573-0976