O'Reilly - 4812

Received
County Administration
9/18/17

Gunnison County
COLORADO

2017 REAL PROPERTY NOTICE OF DETERMINATION

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 # 75

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R071215	2017	100	3701-362-32-003

AGENT	LEGAL DESCRIPTION
RYAN LLC 7979 E TUFTS AVE STE 1500 DENVER, CO 80237-2843 OWNER: OREILLY AUTOMOTIVE STORES INC	LOT 3 RE SUBDIVISION LOT 80 VANTUYL VILLAGE SUBD #624097

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial			1,264,970	1,264,970
	TOTALS		$1,264,970	$1,264,970

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 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

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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 **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.)

$ 705,161

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.)

The property is valued in excess of fair market value based on the three aproaches to value: cost, market and income approaches. In addition, the property is valued in excess of other similarly situated properties.

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 Matt Selling | (720)524-0022 Telephone Number | 9/15/2017 Date

*Attach letter of authorization signed by property owner.

matthew.selling@ryan.com

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

P.O. Box 1156 ✦ 233 S. Patterson
Springfield, MO 65801
Phone (417)-862-3333
www.oreillyauto.com

CBOE # 75

LETTER OF AUTHORIZATION

O'Reilly Automotive, Inc.

Hereby appoints Ryan, LLC as representative for the purpose of filing real estate and personal property statements, renditions, returns and/or assessment appeals, applications or petitions for review of valuation with all counties, appraisal districts and/or Assessment Appeal Boards, Boards of Review, or Boards of Equalization; appearing on our behalf before said Boards; examining any records; receiving tax bills; and discussing with the appropriate governmental authorities the assessment of properties owned by this company. This Letter of Authorization encompasses any and all O'REILLY AUTOMOTIVE STORES, INC., OZARK AUTOMOTIVE DISTRIBUTORS, INC., O'REILLY AUTO ENTERPRISES, LLC, O'REILLY II AVIATION, INC., HI-LO AUTO SUPPLY L.P. and CSK AUTO CORPORATION/CSK Auto, Inc. (acquired through merger by O'Reilly Automotive, Inc.) corporate and subsidiary locations.

This authority shall take place effective as of January 1, 2017 and shall continue until revoked or superseded in writing by an officer of this company. Any and all previous authorizations duplicating this authority are hereby revoked.

Please send all correspondence and tax bills to Ryan, LLC to the following address or alternative (ALT) address below as specified:

O'Reilly Auto c/o Ryan, LLC
P.O. Box 06116
Chicago, Illinois 60606-0116
(312) 980-1122

ALT Address: _____

_____

( ) _____ - _____

☐ Use the ALT Address

See attached list of RE parcels and/or PP accounts. TY 2017/2018.

O'Reilly Automotive, Inc.

Signature

Thomas McFall
Name

Executive V.P./CFO
Title

1/12/17
Date

Subscribed and sworn before me this 12 day of January, 2017.

Notary Public

LANA TANNER
Notary Public - Notary Seal
State of Missouri
Commissioned for Greene County
My Commission Expires: April 03, 2020
Commission Number: 12416184

Site Name	Parcel Address	Assessee	Parcel	Assessor	ST
4812 - GUNNISON	1129 N Main St	O'Reilly Automotive Stores Inc	R071215	Gunnison	CO

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