Received
County Administration
9/18/17

Harwood - Gunnison, CO Res

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 #71

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R006152	2017	500	3177-264-05-048

AGENT	LEGAL DESCRIPTION
RYAN LLC 7979 E TUFTS AVE STE 1500 DENVER, CO 80237-2843 OWNER: HARWOOD & PACIFIC CORP	UNIT 302 JOKERVILLE BLDG SAN MORITZ CONDOS B763 P233

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential			497,270	497,270
	TOTALS		$497,270	$497,270

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:

CBOE # 71

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 **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.)

$ 401,000

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.)

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

*Attach letter of authorization signed by property owner.

matthew.selling@ryan.com

CBOE # 71

LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION

Harwood & Pacific Corp
Property Owner

R006152 18 Hunter Hill Rd #302
Subject Property

Gunnison County, CO
Jurisdiction and State

2017/2018
Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

If there are any questions concerning this authorization please contact the following:
Ian James, 720.524.0022, ian.james@ryan.com

A copy of any application or appeal attached to this authorization has been provided to the undersigned property owner. A facsimile or scanned image of a signature below shall constitute an original signing of this authorization and the document containing the original signature will be submitted upon request.

This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner. The person signing below certifies that they are a duly appointed officer, representative or agent of the owner and that they have the legal capacity to execute this authorization.

Property Owner:

	J. Gabriel Barbier-Mueller	05/16/2017
Signature	Printed Name	Date
President, CEO		
Title		

Sworn and subscribed before me this 16th day of MAY, 2017.

Laura Shelton
My Commission Expires
06/30/2020
ID No. 126575936

Laura Shelton
Notary Public
My commission expires: 6/30/2020

Site: Gunnison, CO Residential

A VALUE ANALYSIS OF

Harwood International

Harwood & Pacific Corp

18 Hunter Hill Road #302
Mt Crested Butte, Colorado

Gunnison County

SCHEDULE NUMBER(S):

R006152

ASSESSOR'S ACTUAL 2017 VALUE

$497,270

TAXPAYER'S OPINION OF ACTUAL VALUE

$401,000

Prepared by:

Ryan Property Tax Services

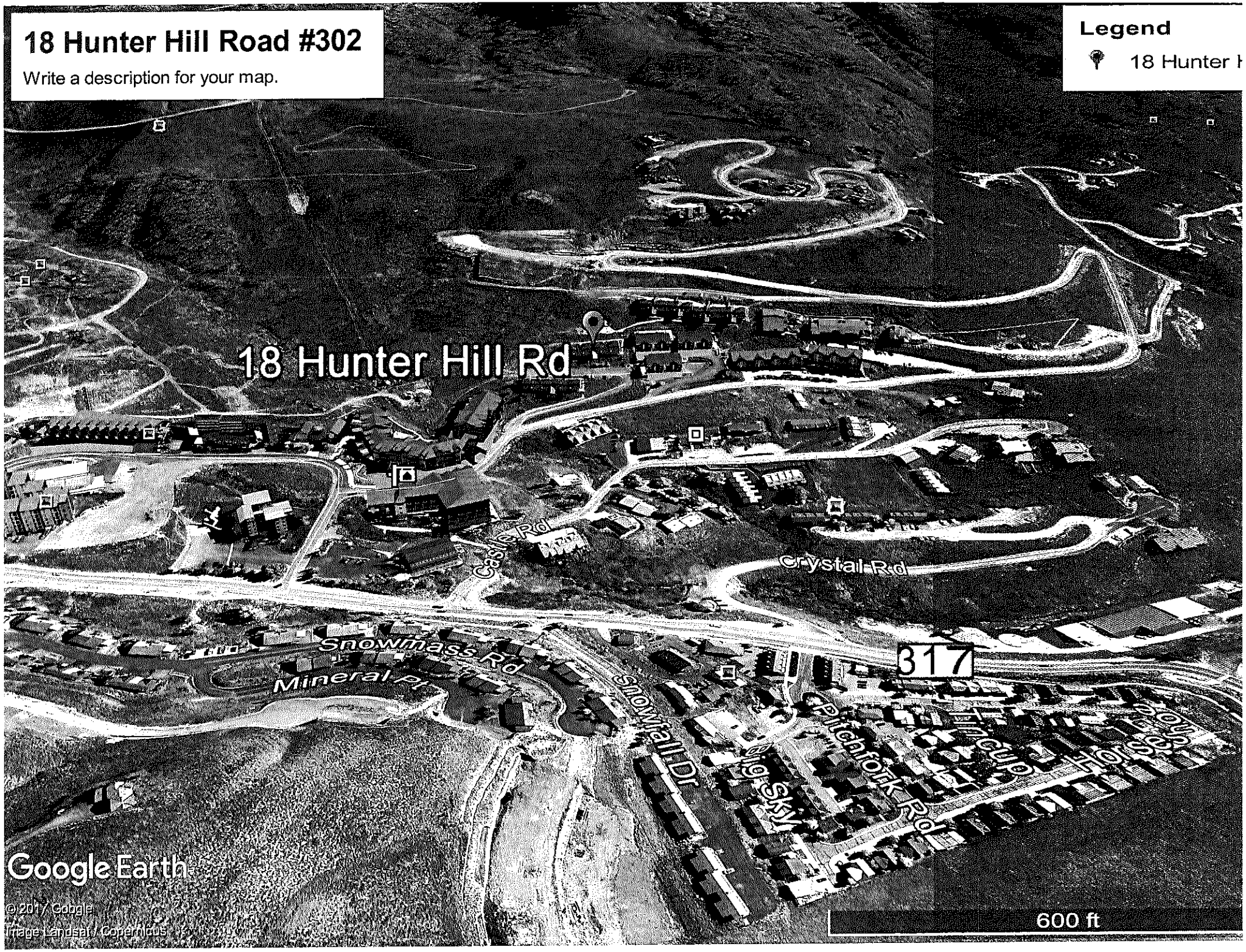
Michelle Tarbell
Michelle.Tarbell@Ryan.com

As of:

January 1, 2017

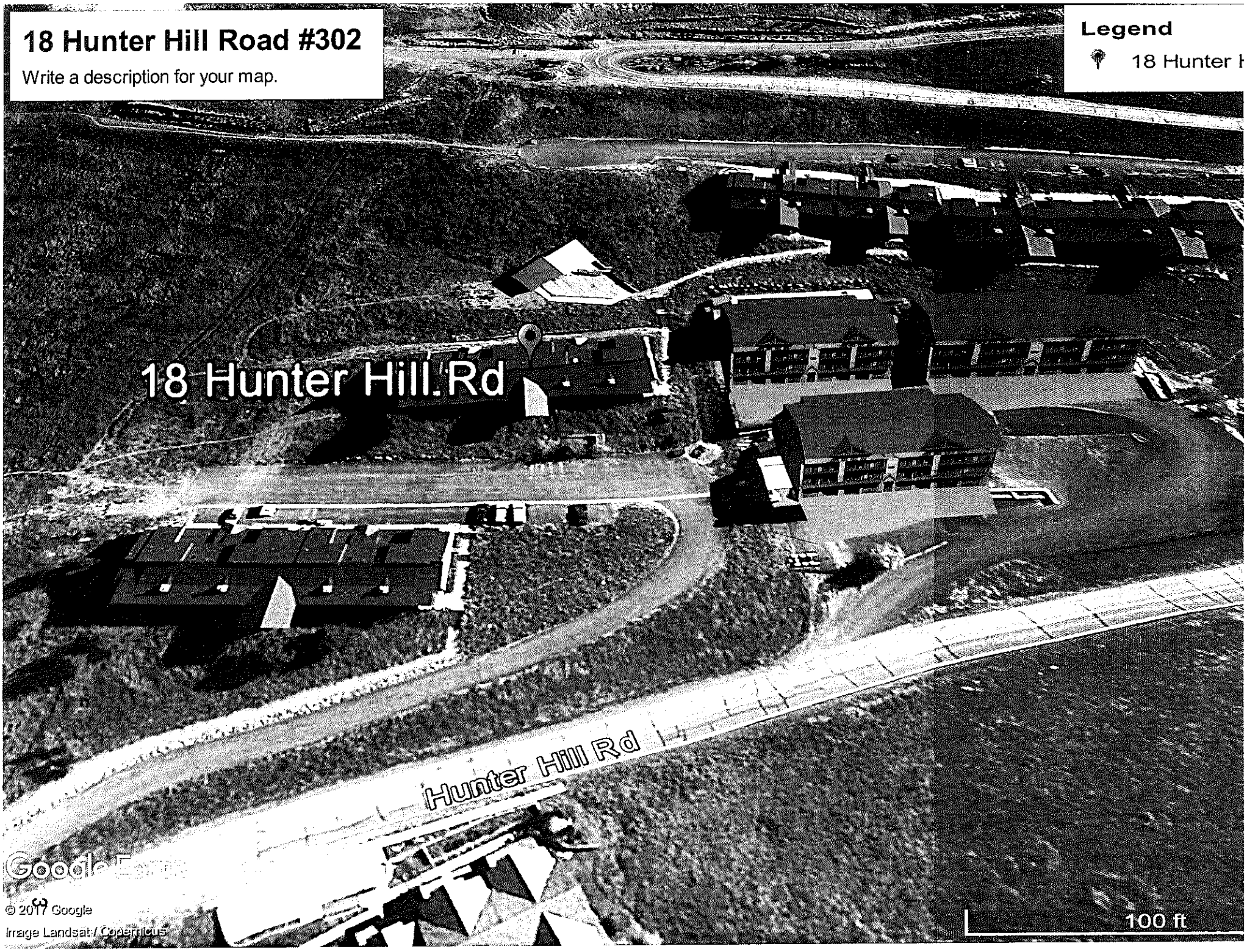
18 Hunter Hill Road #302

Write a description for your map.



18 Hunter Hill Road #302

Write a description for your map.



SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Consultant	Michelle Tarbell
Tax Year	2017
Date of Value	6/30/2016
County	Gunnison County
Client Name	Harwood International
Ownership Name	Harwood & Pacific Corp
Location	18 Hunter Hill Road #302 Mt Crested Butte, Colorado
Property Type	4 Bed/ 3 Bath Condominium
Improvement SF	1,909
Year of Construction	1973

ASSESSED VALUE SUMMARY

Tax Account Parcel Number(s)	R006152

Historical Assessments	**2017**	**2016**
Land Value	$0	$0
Improvement Value	$497,270	$394,800
Total Value	$497,270	$394,800
Total Improvement Value PSF	$260 PSF	$207 PSF
Value Change from Prior Year	26.0%	

TAXPAYER'S OPINION OF VALUE

2017 Taxpayer's Market Value Estimate	**$401,000**	**$210 /SF**

Based on a review of base period comparable sales, both in neighboring building (YOC 1979):
20 Hunter Hill Road #202; 4 bed/ 4 bath; 1,727 SF; sold 12/2015 for $203/SF
20 Hunter Hill Road #210; 4 bed/ 4 bath; 1,727 SF; sold 12/2014 for $217/SF

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner Name & Mailing Address
HARWOOD & PACIFIC CORP
2501 N HARWOOD ST STE 1400
DALLAS, TX 75201-1611

Business Name: NA

Today's Date: October 6, 2017
Appraisal Year: 2017

Account Number: R006152
Parcel Number: 3177-264-05-048
Account Type: Residential
Economic Area: Econ Area 6
Tax District: 500
Mill Levy: 77.318

Property Location: 18 HUNTER HILL RD UNIT J-302, MT CRESTED BUTTE
Neighborhood: SAN MORITZ
LEA: ()
Subdivision:
Condo: SAN MORITZ CONDOS ALL BLDGS
Legal Description: UNIT 302 JOKERVILLE BLDG SAN MORITZ CONDOS B763 P233
Parcel Notes

Parcel Map Show Parcel Map
Building Photos NA
Building Sketches Building Sketches
Generate Neighboring Owner List by Distance
Search Sales By Subdivision

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
		$497,270	$35,800	$497,270	$35,800

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2016	$394,800	$31,430	77.318	$2,430.11
2015	$394,800	$31,430	76.457	$2,403.05
2014	$303,810	$24,180	79.356	$1,918.84
2013	$303,810	$24,180	72.668	$1,757.12
2012	$312,240	$24,850	62.819	$1,561.05
2011	$312,240	$24,850	63.047	$1,566.72
2010	$449,200	$35,760	57.547	$2,057.88
2009	$449,200	$35,760	55.846	$1,997.04
2008	$565,190	$44,990	55.620	$2,502.36
2007	$565,190	$44,990	50.049	$2,251.72
2006	$260,300	$20,720	63.424	$1,314.16

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes

No land information associated with this parcel.

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
04/25/1995	$165,000	$165,000	Unknown	Unknown	Improved	B000763P0002	GEN WARR DEED - FEE
09/01/1993	$110,000	$110,000	Unknown	Unknown	Improved	B000731P0004	WARRANTY DEED - FEE

Building Number 1:

Occupancy Type	Multiple Unit	Quality of Construction	Average	Stories	3	Primary Heating System

5

Building Description	Condo <= 3 Stories	**Exterior Condition**	Good	**Roof**	Preformed Metal	**Domestic Hot Water**	
Original Year Built	0	**Interior Condition**	Average	**Exterior**		**Landscaping**	0
Effective Year Built	1973	**Bedrooms**	4	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	3	**Windows**			

Building Square Footage or Units:

Above-grade Living Area	1,909 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: October 1, 2017

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Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner Name & Mailing Address
PRICE VIRGIL D
PRICE URSULA
PO BOX 852
PORT O CONNOR, TX 77982-0852

Business Name: NA

Today's Date: October 6, 2017
Appraisal Year: 2017

Account Number: R006245
Parcel Number: 3177-264-13-002
Account Type: Residential
Economic Area: Econ Area 6
Tax District: 500
Mill Levy: 77.318

Property Location: 20 HUNTER HILL RD UNIT 202, MT CRESTED BUTTE
Neighborhood: PARADISE
LEA: ()
Subdivision:
Condo: PARADISE CONDOMINIUMS
Legal Description: UNIT 202 BLDG A PARADISE CONDOS #697159
Parcel Notes

Parcel Map Show Parcel Map
Building Photos NA
Building Sketches Building Sketches
Generate Neighboring Owner List by Distance
Search Sales By Subdivision

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
		$429,280	$30,910	$429,280	$30,910

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2016	$332,540	$26,470	77.318	$2,046.62
2015	$332,540	$26,470	76.457	$2,023.82
2014	$263,550	$20,980	79.356	$1,664.90
2013	$263,550	$20,980	72.668	$1,524.58
2012	$320,580	$25,520	62.819	$1,603.14
2011	$320,580	$25,520	63.047	$1,608.96
2010	$355,530	$28,300	57.547	$1,628.58
2009	$355,530	$28,300	55.846	$1,580.44
2008	$555,970	$44,260	55.620	$2,461.76
2007	$555,970	$44,260	50.049	$2,215.16
2006	$285,400	$22,720	63.424	$1,441.00

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes

No land information associated with this parcel.

Comparable Sale 4bed/4bath YOC 1979 $203/SF

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/16/2015	$350,000	$350,000	GROMAC LP	PRICE VIRGIL D ETAL	Improved	637159	WARRANTY DEED - FEE
12/14/1999		$0	MCFARLAND RODNEY J ETAL	GRO MAC LP	Vacant	501911	GEN WARR DEED - FEE
10/26/1994	$134,250	$134,250	Unknown	Unknown	Improved	B000754P0008	GEN WARR DEED - FEE

Building Number 1:

7

Occupancy Type	Multiple Unit	**Quality of Construction**	Average	**Stories**	3	**Primary Heating System**	
Building Description	Condo <= 3 Stories	**Exterior Condition**	Good	**Roof**	Preformed Metal	**Domestic Hot Water**	
Original Year Built	0	**Interior Condition**	Average	**Exterior**		**Landscaping**	0
Effective Year Built	1979	**Bedrooms**	4	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	4	**Windows**			

Building Square Footage or Units:

Above-grade Living Area	1,727 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	233 sqft

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Assessor Quick Links

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Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner Name & Mailing Address
LIZZI KAREN
9990 HOLLAND CIR
WESTMINSTER, CO 80021-4229

Business Name: NA

Today's Date: October 6, 2017
Appraisal Year: 2017

Account Number: R006259
Parcel Number: 3177-264-13-018
Account Type: Residential
Economic Area: Econ Area 6
Tax District: 500
Mill Levy: 77.318

Property Location: 20 HUNTER HILL RD UNIT 210, MT CRESTED BUTTE
Neighborhood: PARADISE
LEA: ()
Subdivision:
Condo: PARADISE CONDOMINIUMS
Legal Description: UNIT 210 BLDG D PARADISE CONDOS #630529
Parcel Notes

Parcel Map Show Parcel Map
Building Photos Building Images
Building Sketches Building Sketches
Generate Neighboring Owner List by Distance
Search Sales By Subdivision

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
		$428,320	$30,840	$428,320	$30,840

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2016	$332,960	$26,500	77.318	$2,048.93
2015	$332,960	$26,500	76.457	$2,026.11
2014	$263,250	$20,950	79.356	$1,662.49
2013	$263,250	$20,950	72.668	$1,522.39
2012	$320,960	$25,550	62.819	$1,605.04
2011	$320,960	$25,550	63.047	$1,610.85
2010	$354,340	$28,210	57.547	$1,623.40
2009	$354,340	$28,210	55.846	$1,575.40
2008	$554,070	$44,100	55.620	$2,452.84
2007	$554,070	$44,100	50.049	$2,207.16
2006	$285,400	$22,720	63.424	$1,441.00

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Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes

No land information associated with this parcel.

comparable sale YOC 1979 $217/SF
4 bed/4 bath

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/19/2014	$375,000	$367,920	LESLIE LAURA J SELF DECLARATION OF TRUST	LIZZI KAREN	Improved	630529	WARRANTY DEED - FEE
10/24/2003		$0	KOLINEK LAURA J	LESLIE LAURA J SELF DEC OF TRUST	Vacant	536095	QUIT CLAIM DEED - NO FEE
07/24/2002		$0	KOLINEK ROBERT B ETAL	KOLINEK LAURA J	Vacant	522801	QUIT CLAIM DEED - NO FEE
10/24/1994	$120,500	$120,500	Unknown	Unknown	Improved	B000754P0006	GEN WARR DEED - FEE
02/23/1993	$87,500	$87,500	Unknown	Unknown	Improved	B000720P0006	SPEC WARR DEED - FEE

Building Number 1:

Occupancy Type	Multiple Unit	**Quality of Construction**	Average	**Stories**	3	**Primary Heating System**	
Building Description	Condo <= 3 Stories	**Exterior Condition**	Good	**Roof**	Preformed Metal	**Domestic Hot Water**	
Original Year Built	0	**Interior Condition**	Good	**Exterior**		**Landscaping**	0
Effective Year Built	1979	**Bedrooms**	4	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	4	**Windows**			

Building Square Footage or Units:

Above-grade Living Area	1,727 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	209 sqft

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LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION

Harwood & Pacific Corp

Property Owner

R006152 18 Hunter Hill Rd #302

Subject Property

Gunnison County, CO

Jurisdiction and State

2017/2018

Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

If there are any questions concerning this authorization please contact the following:
Ian James, 720.524.0022, ian.james@ryan.com

A copy of any application or appeal attached to this authorization has been provided to the undersigned property owner. A facsimile or scanned image of a signature below shall constitute an original signing of this authorization and the document containing the original signature will be submitted upon request.

This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner. The person signing below certifies that they are a duly appointed officer, representative or agent of the owner and that they have the legal capacity to execute this authorization.

Property Owner:

	J. Gabriel Barbier-Mueller	05/16/2017
Signature	Printed Name	Date
President, CEO		
Title		

Sworn and subscribed before me this 16th day of MAY, 2017.

Laura Shelton
My Commission Expires
06/30/2020
ID No. 126575936

Laura Shelton
Notary Public
My commission expires: 6/30/2020

Site: Gunnison, CO Residential