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 # 72

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R030210	2017	500	3177-264-20-008

AGENT	LEGAL DESCRIPTION
RYAN LLC 7979 E TUFTS AVE STE 1500 DENVER, CO 80237-2843 OWNER: ZUNI III TRUST A TRUST	LOT 4 THE SUMMIT FILING 1 B767 P615

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant			389,300	389,300
	TOTALS		$389,300	$389,300

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

CBOE #72

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.)

$ 131,700

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

matthew.selling@ryan.com

*Attach letter of authorization signed by property owner.

CBOE #72

LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION

Zuni III Trust
Property Owner

R030210 8 Black Diamond Trl
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:

Signature	Printed Name	Date
	MARK A. MILLER	5/17/17

TRUSTEE
Title

Sworn and subscribed before me this 17th day of May, 2017.

MARY E. LOGSDON
Notary Public, State of Texas
Comm. Expires 12-06-2020
Notary ID 124436896

Mary E Logsdon
Notary Public
My commission expires: 12/6/2020

Site: Gunnison, CO Residential

A VALUE ANALYSIS OF

Harwood International

Zuni III Trust A Trust

8 Black Diamond Trail
Mt Crested Butte, Colorado

Gunnison County

SCHEDULE NUMBER(S):

R030210

ASSESSOR'S ACTUAL 2017 VALUE

$389,310

TAXPAYER'S OPINION OF ACTUAL VALUE

$251,300

Prepared by:

Ryan Property Tax Services

Michelle Tarbell
Michelle.Tarbell@Ryan.com

As of:

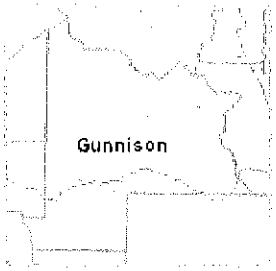
June 30, 2017

Summit Rd
Overlook Dr
Peak View Dr
Overlook Rd
Hunter Hill Rd
Castle Rd
Crystal Rd
317
Washington Gulch
811
Ranch Rd
Ridge
Bing
© 2017 Microsoft Corporation © 2017 HERE
Bing

Zoom County | Zoom to Box | Zoom In | Zoom Out | Pan by Hand | Get Info | Zoom To Parcel | Center On Parcel | Measure | Area Tool | Print Page | Search Sales | Additional Options

Controls

Available Layers
- [x] Parcels
- [x] Parcel Numbers
- [ ] Lakes & Rivers
- [ ] Named Streams
- [ ] FEMA Flood Plains
- [x] Roads
- [x] Yearly Sales
- [ ] Taxing Districts
- [ ] Economic Areas
- [ ] Sections
- [ ] Townships
- [ ] Aerials 2011: (3 Ft.)
- [ ] Aerials 2012: (1 Ft.)
- [ ] Aerials 2013: (3 Ft.)



Show Scale

3

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner Name & Mailing Address
ZUNI III TRUST A TRUST
2501 N HARWOOD ST STE 1400
DALLAS, TX 75201-1611

Business Name: NA

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

Account Number: R030210
Parcel Number: 3177-264-20-008
Account Type: Vacant
Economic Area: Econ Area 6
Tax District: 500
Mill Levy: 77.318

Property Location: 8 BLACK DIAMOND TRL, MT CRESTED BUTTE
Neighborhood: 60750
LEA: THE SUMMIT (60750)
Subdivision: SUMMIT, PHASE ONE (MT CB)
Condo:
Legal Description: LOT 4 THE SUMMIT FILING 1 B767 P615
Parcel Notes TOTAL PARCEL = .3780 ACRE

Parcel Map Show Parcel Map
Building Photos Building Images
Building Sketches NA
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
$389,300	$112,900			$389,300	$112,900

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2016	$175,000	$50,750	77.318	$3,923.88
2015	$175,000	$50,750	76.457	$3,880.19
2014	$175,000	$50,750	79.356	$4,027.31
2013	$175,000	$50,750	72.668	$3,687.90
2012	$458,200	$132,880	62.819	$8,347.40
2011	$458,200	$132,880	63.047	$8,377.69
2010	$737,500	$213,880	57.547	$12,308.15
2009	$737,500	$213,880	55.846	$11,944.36
2008	$581,000	$168,490	55.620	$9,371.40
2007	$581,000	$168,490	50.049	$8,432.76
2006	$287,000	$83,230	63.424	$5,278.76

Zoom County | Zoom to Box | Zoom In | Zoom Out | Pan by Hand | Get Info | Zoom To Parcel | Center On Parcel | Measure | Area Tool | Print Page | Search Sales | Additional Options

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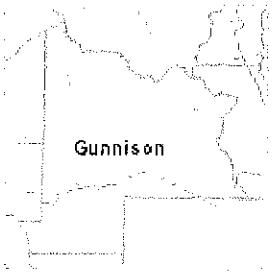
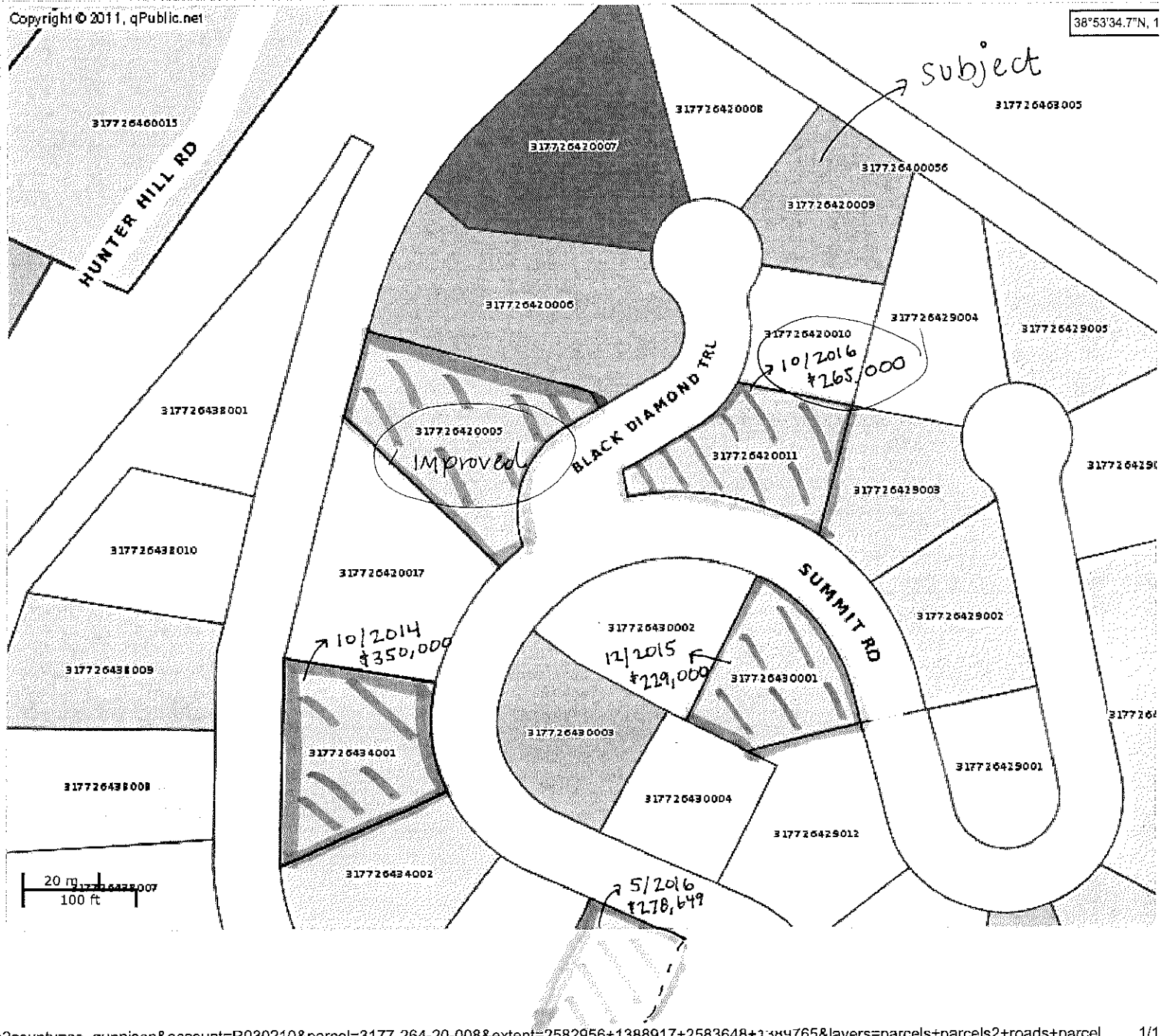


Show Scale



Comparable Sales Analysis					
Parcel	Lot Number	Sale Date	Lot SF	Sales Price	Price/SF
317726434001	25	10/27/2014	20,604	$350,000	$16.99
317726430001	20	12/1/2015	15,159	$229,000	$15.11
317726434004	28	5/23/2016	19,471	$278,649	$14.31
				Average	$15.47
Subject Indicated Value	**5**	**n/a**	**16,248**		**$251,300**

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Property Owner

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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:

Signature	Printed Name	Date
	MARK A. MILLER	5/17/17

TRUSTEE
Title

Sworn and subscribed before me this 17th day of May, 2017.

MARY E. LOGSDON
Notary Public, State of Texas
Comm. Expires 12-06-2020
Notary ID 124436896

Mary E Logsdon
Notary Public
My commission expires: 12/6/2020

Site: Gunnison, CO Residential