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 # 85

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R072232	2017	100	3787-022-46-009

PROPERTY OWNER	LEGAL DESCRIPTION
EPPINGER IX LTD 120 N TAYLOR ST GUNNISON, CO 81230-2132	UNIT 1 BLUE RIVER TOWNHOMES PLAT #638630

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		245,160	245,160
TOTALS		$245,160	$245,160

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 # 85

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.)

$ 200,000

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 square footage is not as much according to the building plan
Comparible sales do not support appraisal amounts of 245,160
for condominiums of this age in this area of town

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: [signature]
Telephone Number: 361-550-0819
Date: 9-14-17

*Attach letter of authorization signed by property owner.

7/1/15 - 12/31/16
Condos & Town houses
Sold
city limits

CBOE # 85

	TOTAL	HIGH	LOW	AVG	MED
LISTING COUNT: 47	DAYS ON MARKET: 2352	26	283	125	

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	$325,000	$85,000	$160,251	$149,900	$7,531,825
SOLD PRICE:	$319,500	$87,000	$154,077	$149,000	$7,241,625

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
1		Condo	13725	INO	Gunnison City	306 N 9th Street	860	$87,000	$104.00	2	1.00		0.00
2		Condo	9314	INO	Gunnison City	1118 W Tomichi #4 Avenue	1,248	$87,000	$100.16	3	2.00		0.13
3		Condo	14228	INO	Gunnison City	1200 W US HWY 50 Frontage Road	535	$88,000	$170.09	1	1.00		0.00
4		Condo	13403	INO	Gunnison City	308 S 11th Street	737	$89,000	$115.00	2	1.50	1	
5		Condo	718611	INO	Gunnison City	212 S 11th Street	861	$95,000	$114.98	2	1.00		0.00
6		Condo	720784	INO	Gunnison City	1200 W US Highway 50	537	$95,000	$195.53	1	1.00		0.00
7		Condo	716728	INO	Gunnison City	144 Curecanti Drive	856	$98,000	$122.55	2	2.00		0.00
8		Condo	722280	SBM	Gunnison City	1314 W Tomichi Avenue	597	$99,000	$165.83	1	1.00		0.00
9		Condo	715768	INO	Gunnison City	436 N 11th	1,042	$104,000	$103.65	2	2.00		0.00
10		Condo	12575	SBM	Gunnison City	1015 A W Denver Avenue	957	$104,000	$112.85	2	2.00		0.00
11		Condo	13237	INO	Gunnison City	302 S 5th Street	847	$104,000	$123.00	2	1.00	1	0.00
12		Condo	13409	SBM	Gunnison City	1007 W Denver Ave. # B Street	1,187	$104,025	$92.00	3	1.50		0.00
13		Condo	10413	INO	Gunnison City	304 S 5th Street	967	$108,000	$111.69	2	2.00	1	0.00
14		Condo	12997	SBM	Gunnison City	1208 W Tomichi Avenue	1,248	$112,000	$95.35	3	2.00		0.06
15		Condo	721642	INO	Gunnison City	308 S 11th Street	737	$119,500	$176.26	2	2.00	1	0.29
16		Condo	13321	SBM	Gunnison City	215 Rio Grand Avenue	1,361	$119,900	$88.10	2	2.00		0.00

EXHIBIT A
Page 1 of 3

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
17		Condo	13767	SBM	Gunnison City	308 S 11th Street	836	$120,000	$155.38	3	2.00	1	0.00
18		Condo	719655	SBM	Gunnison City	1021 W Denver Avenue	1,186	$120,000	$113.83	3	1.00		0.00
19		Condo	12096	INO	Gunnison City	207 Rio Grande Avenue	1,361	$125,000	$99.00	3	2.00	1	0.00
20		Condo	13558	SBM	Gunnison City	512 N 14th Unit A Street	954	$130,000	$141.00	3	2.50		0.00
21		Condo	13376	INO	Gunnison City	1200 W US Hwy 50 #D1 Street	880	$140,000	$170.00	2	2.00		0.00
22		Townhouse	13360	INO	Gunnison City	302 Van Tuyl Circle	1,080	$142,300	$133.00	1	1.50		
23		Condo	13641	SBM	Gunnison City	314 S 5th Street	1,311	$145,000	$114.00	3	1.50	1	0.00
24		Condo	13222	SBM	Gunnison City	1310 W Tomichi Ave #21	791	$149,000	$195.00	2	2.00	1	0.00
25		Townhouse	13280	INO	Gunnison City	101 N 10TH St Unit 14	936	$149,000	$159.00	4	2.00	1	
26		Townhouse	11125	INO	Gunnison City	420 S Wisconsin Unit 1 Street	1,003	$149,900	$149.00	2	2.00	1	
27		Townhouse	13278	INO	Gunnison City	101 N 10TH St Unit 7	828	$155,000	$187.20	2	2.00	1	0.01
28		Townhouse	718055	SBM	Gunnison City	102 Diamond Lane	1,480	$157,000	$107.43	3	2.00	1	0.09
29		Townhouse	13255	SBM	Gunnison City	100 Wildriver Lane	1,278	$163,500	$136.00	3	2.00	1	0.00
30		Townhouse	13276	SBM	Gunnison City	101 N 10TH ST Unit 3	834	$170,000	$208.00	2	2.00	1	
31		Townhouse	716032	INO	Gunnison City	420 S Wisconsin	1,003	$170,000	$178.46	2	2.00	1	0.00
32		Townhouse	715964	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$172,500	$162.04	1	2.00		0.00
33		Townhouse	722020	INO	Gunnison City	420 S Wisconsin	1,003	$175,000	$174.48	2	2.00	1	0.00
34		Townhouse	716692	SBM	Gunnison City	113 Wildrose Lane	1,371	$175,000	$134.94	3	2.00		0.00
35		Townhouse	13633	SBM	Gunnison City	113 Wildrose Lane Lane	1,371	$188,500	$140.00	3	2.00	1	0.00
36		Condo	14224	SBM	Gunnison City	104 Wildrose Lane Lane	1,371	$192,000	$149.45	3	2.00		0.00

CBOE #85

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	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
37		Townhouse	14231	INO	Gunnison City	103 Wildrose Lane	1,371	$192,000	$148.80	3	2.00	1	0.00
38		Townhouse	715958	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$195,000	$180.56	2	2.00		0.00
39		Townhouse	722549	INO	Gunnison City	314 S 11th Street	1,680	$195,000	$124.94	3	3.00		0.13
40		Townhouse	13343	INO	Gunnison City	400 N 11th Street	1,547	$210,000	$141.00	3	2.50	1	
41		Townhouse	715962	SBM	Gunnison City	302 Van Tuyl Circle	1,620	$215,000	$132.72	3	3.00		0.00
42		Townhouse	13729	SBM	Gunnison City	221 S Boulevard Street	1,377	$219,000	$162.67	3	2.00	1	0.00
43		Townhouse	722587	SBM	Gunnison City	304 Van Tuyl Circle	1,154	$230,000	$201.47	2	2.00	1	0.00
44		Condo	724804	SBM	Gunnison City	225 S Boulevard Street	1,866	$235,000	$128.56	3	4.00	1	0.00
45		Townhouse	720418	SBM	Gunnison City	101 Diamond Lane	2,333	$254,000	$115.69	4	3.00	2	0.00
46		Condo	725172	SBM	Gunnison City	723 N 10th Street	1,723	$275,000	$165.41	3	3.00	1	0.01
47		Townhouse	718292	INO	Gunnison City	420 S Boulevard Street	1,852	$319,500	$175.49	3	3.00	1	0.00

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CBOE # 86

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R072233	2017	100	3787-022-46-008

PROPERTY OWNER	LEGAL DESCRIPTION
EPPINGER IX LTD 120 N TAYLOR ST GUNNISON, CO 81230-2132	UNIT 2 BLUE RIVER TOWNHOMES PLAT #638630

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		242,420	242,420
TOTALS		$242,420	$242,420

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Comparable sales do not support appraisal amount of 242,420
for condominium of this age in this area of town

ATTESTATION

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Signature	Telephone Number	Date
[signature]	361-550-0919	9-14-17

*Attach letter of authorization signed by property owner.

7/1/15 - 12/31/16
Condos & Town houses
Solds
city limits

CBOE # 86

	TOTAL	HIGH	LOW	AVG	MED
LISTING COUNT: 47	DAYS ON MARKET:	2352	26	283	125

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
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EXHIBIT 4
Page 1 of 3

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
1		Condo	13725	INO	Gunnison City	306 N 9th Street	860	$87,000	$104.00	2	1.00		0.00
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4		Condo	13403	INO	Gunnison City	308 S 11th Street	737	$89,000	$115.00	2	1.50	1	
5		Condo	718611	INO	Gunnison City	212 S 11th Street	861	$95,000	$114.98	2	1.00		0.00
6		Condo	720784	INO	Gunnison City	1200 W US Highway 50	537	$95,000	$195.53	1	1.00		0.00
7		Condo	716728	INO	Gunnison City	144 Curecanti Drive	856	$98,000	$122.55	2	2.00		0.00
8		Condo	722280	SBM	Gunnison City	1314 W Tomichi Avenue	597	$99,000	$165.83	1	1.00		0.00
9		Condo	715768	INO	Gunnison City	436 N 11th	1,042	$104,000	$103.65	2	2.00		0.00
10		Condo	12575	SBM	Gunnison City	1015 A W Denver Avenue	957	$104,000	$112.85	2	2.00		0.00
11		Condo	13237	INO	Gunnison City	302 S 5th Street	847	$104,000	$123.00	2	1.00	1	0.00
12		Condo	13409	SBM	Gunnison City	1007 W Denver Ave. # B Street	1,187	$104,025	$92.00	3	1.50		0.00
13		Condo	10413	INO	Gunnison City	304 S 5th Street	967	$108,000	$111.69	2	2.00	1	0.00
14		Condo	12997	SBM	Gunnison City	1208 W Tomichi Avenue	1,248	$112,000	$95.35	3	2.00		0.06
15		Condo	721642	INO	Gunnison City	308 S 11th Street	737	$119,500	$176.26	2	2.00	1	0.29
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21		Condo	13376	INO	Gunnison City	1200 W US Hwy 50 #D1 Street	880	$140,000	$170.00	2	2.00		0.00
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25		Townhouse	13280	INO	Gunnison City	101 N 10TH St Unit 14	936	$149,000	$159.00	4	2.00	1	
26		Townhouse	11125	INO	Gunnison City	420 S Wisconsin Unit 1 Street	1,003	$149,900	$149.00	2	2.00	1	
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29		Townhouse	13255	SBM	Gunnison City	100 Wildriver Lane	1,278	$163,500	$136.00	3	2.00	1	0.00
30		Townhouse	13276	SBM	Gunnison City	101 N 10TH ST Unit 3	834	$170,000	$208.00	2	2.00	1	
31		Townhouse	716032	INO	Gunnison City	420 S Wisconsin	1,003	$170,000	$178.46	2	2.00	1	0.00
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33		Townhouse	722020	INO	Gunnison City	420 S Wisconsin	1,003	$175,000	$174.48	2	2.00	1	0.00
34		Townhouse	716692	SBM	Gunnison City	113 Wildrose Lane	1,371	$175,000	$134.94	3	2.00		0.00
35		Townhouse	13633	SBM	Gunnison City	113 Wildrose Lane Lane	1,371	$188,500	$140.00	3	2.00	1	0.00
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38		Townhouse	715958	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$195,000	$180.56	2	2.00		0.00
39		Townhouse	722549	INO	Gunnison City	314 S 11th Street	1,680	$195,000	$124.94	3	3.00		0.13
40		Townhouse	13343	INO	Gunnison City	400 N 11th Street	1,547	$210,000	$141.00	3	2.50	1	
41		Townhouse	715962	SBM	Gunnison City	302 Van Tuyl Circle	1,620	$215,000	$132.72	3	3.00		0.00
42		Townhouse	13729	SBM	Gunnison City	221 S Boulevard Street	1,377	$219,000	$162.67	3	2.00	1	0.00
43		Townhouse	722587	SBM	Gunnison City	304 Van Tuyl Circle	1,154	$230,000	$201.47	2	2.00	1	0.00
44		Condo	724804	SBM	Gunnison City	225 S Boulevard Street	1,866	$235,000	$128.56	3	4.00	1	0.00
45		Townhouse	720418	SBM	Gunnison City	101 Diamond Lane	2,333	$254,000	$115.69	4	3.00	2	0.00
46		Condo	725172	SBM	Gunnison City	723 N 10th Street	1,723	$275,000	$165.41	3	3.00	1	0.01
47		Townhouse	718292	INO	Gunnison City	420 S Boulevard Street	1,852	$319,500	$175.49	3	3.00	1	0.00

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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 # 87

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R072234	2017	100	3787-022-46-007

PROPERTY OWNER	LEGAL DESCRIPTION
EPPINGER IX LTD 120 N TAYLOR ST GUNNISON, CO 81230-2132	UNIT 3 BLUE RIVER TOWNHOMES PLAT #638630

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		242,420	242,420
TOTALS		$242,420	$242,420

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 #87

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.)

$ 200,000

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 square footage is not as much according to the builder plans. Comparable sales do not support appraised for condominiums of this age + in this area of town.

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
[signature]	361-550-0919	9-14-17

*Attach letter of authorization signed by property owner.

7/1/15 - 12/31/16
Condos & Town houses
Solds
city limits

CBOE #37

	TOTAL		HIGH	LOW	AVG	MED
LISTING COUNT:	47	DAYS ON MARKET:	2352	26	283	125

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	$325,000	$85,000	$160,251	$149,900	$7,531,825
SOLD PRICE:	$319,500	$87,000	$154,077	$149,000	$7,241,625

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
1		Condo	13725	INO	Gunnison City	306 N 9th Street	860	$87,000	$104.00	2	1.00		0.00
2		Condo	9314	INO	Gunnison City	1118 W Tomichi #4 Avenue	1,248	$87,000	$100.16	3	2.00		0.13
3		Condo	14228	INO	Gunnison City	1200 W US HWY 50 Frontage Road	535	$88,000	$170.09	1	1.00		0.00
4		Condo	13403	INO	Gunnison City	308 S 11th Street	737	$89,000	$115.00	2	1.50	1	
5		Condo	718611	INO	Gunnison City	212 S 11th Street	861	$95,000	$114.98	2	1.00		0.00
6		Condo	720784	INO	Gunnison City	1200 W US Highway 50	537	$95,000	$195.53	1	1.00		0.00
7		Condo	716728	INO	Gunnison City	144 Curecanti Drive	856	$98,000	$122.55	2	2.00		0.00
8		Condo	722280	SBM	Gunnison City	1314 W Tomichi Avenue	597	$99,000	$165.83	1	1.00		0.00
9		Condo	715768	INO	Gunnison City	436 N 11th	1,042	$104,000	$103.65	2	2.00		0.00
10		Condo	12575	SBM	Gunnison City	1015 A W Denver Avenue	957	$104,000	$112.85	2	2.00		0.00
11		Condo	13237	INO	Gunnison City	302 S 5th Street	847	$104,000	$123.00	2	1.00	1	0.00
12		Condo	13409	SBM	Gunnison City	1007 W Denver Ave. # B Street	1,187	$104,025	$92.00	3	1.50		0.00
13		Condo	10413	INO	Gunnison City	304 S 5th Street	967	$108,000	$111.69	2	2.00	1	0.00
14		Condo	12997	SBM	Gunnison City	1208 W Tomichi Avenue	1,248	$112,000	$95.35	3	2.00		0.06
15		Condo	721642	INO	Gunnison City	308 S 11th Street	737	$119,500	$176.26	2	2.00	1	0.29
16		Condo	13321	SBM	Gunnison City	215 Rio Grand Avenue	1,361	$119,900	$88.10	2	2.00		0.00

EXHIBIT 4
Page 1 of 3

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
17		Condo	13767	SBM	Gunnison City	308 S 11th Street	836	$120,000	$155.38	3	2.00	1	0.00
18		Condo	719655	SBM	Gunnison City	1021 W Denver Avenue	1,186	$120,000	$113.83	3	1.00		0.00
19		Condo	12096	INO	Gunnison City	207 Rio Grande Avenue	1,361	$125,000	$99.00	3	2.00	1	0.00
20		Condo	13558	SBM	Gunnison City	512 N 14th Unit A Street	954	$130,000	$141.00	3	2.50		0.00
21		Condo	13376	INO	Gunnison City	1200 W US Hwy 50 #D1 Street	880	$140,000	$170.00	2	2.00		0.00
22		Townhouse	13360	INO	Gunnison City	302 Van Tuyl Circle	1,080	$142,300	$133.00	1	1.50		
23		Condo	13641	SBM	Gunnison City	314 S 5th Street	1,311	$145,000	$114.00	3	1.50	1	0.00
24		Condo	13222	SBM	Gunnison City	1310 W Tomichi Ave #21	791	$149,000	$195.00	2	2.00	1	0.00
25		Townhouse	13280	INO	Gunnison City	101 N 10TH St Unit 14	936	$149,000	$159.00	4	2.00	1	
26		Townhouse	11125	INO	Gunnison City	420 S Wisconsin Unit 1 Street	1,003	$149,900	$149.00	2	2.00	1	
27		Townhouse	13278	INO	Gunnison City	101 N 10TH St Unit 7	828	$155,000	$187.20	2	2.00	1	0.01
28		Townhouse	718055	SBM	Gunnison City	102 Diamond Lane	1,480	$157,000	$107.43	3	2.00	1	0.09
29		Townhouse	13255	SBM	Gunnison City	100 Wildriver Lane	1,278	$163,500	$136.00	3	2.00	1	0.00
30		Townhouse	13276	SBM	Gunnison City	101 N 10TH ST Unit 3	834	$170,000	$208.00	2	2.00	1	
31		Townhouse	716032	INO	Gunnison City	420 S Wisconsin	1,003	$170,000	$178.46	2	2.00	1	0.00
32		Townhouse	715964	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$172,500	$162.04	1	2.00		0.00
33		Townhouse	722020	INO	Gunnison City	420 S Wisconsin	1,003	$175,000	$174.48	2	2.00	1	0.00
34		Townhouse	716692	SBM	Gunnison City	113 Wildrose Lane	1,371	$175,000	$134.94	3	2.00		0.00
35		Townhouse	13633	SBM	Gunnison City	113 Wildrose Lane Lane	1,371	$188,500	$140.00	3	2.00	1	0.00
36		Condo	14224	SBM	Gunnison City	104 Wildrose Lane Lane	1,371	$192,000	$149.45	3	2.00		0.00

CBOE # 37

EXHIBIT A
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	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
37		Townhouse	14231	INO	Gunnison City	103 Wildrose Lane	1,371	$192,000	$148.80	3	2.00	1	0.00
38		Townhouse	715958	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$195,000	$180.56	2	2.00		0.00
39		Townhouse	722549	INO	Gunnison City	314 S 11th Street	1,680	$195,000	$124.94	3	3.00		0.13
40		Townhouse	13343	INO	Gunnison City	400 N 11th Street	1,547	$210,000	$141.00	3	2.50	1	
41		Townhouse	715962	SBM	Gunnison City	302 Van Tuyl Circle	1,620	$215,000	$132.72	3	3.00		0.00
42		Townhouse	13729	SBM	Gunnison City	221 S Boulevard Street	1,377	$219,000	$162.67	3	2.00	1	0.00
43		Townhouse	722587	SBM	Gunnison City	304 Van Tuyl Circle	1,154	$230,000	$201.47	2	2.00	1	0.00
44		Condo	724804	SBM	Gunnison City	225 S Boulevard Street	1,866	$235,000	$128.56	3	4.00	1	0.00
45		Townhouse	720418	SBM	Gunnison City	101 Diamond Lane	2,333	$254,000	$115.69	4	3.00	2	0.00
46		Condo	725172	SBM	Gunnison City	723 N 10th Street	1,723	$275,000	$165.41	3	3.00	1	0.01
47		Townhouse	718292	INO	Gunnison City	420 S Boulevard Street	1,852	$319,500	$175.49	3	3.00	1	0.00

CBOE #87

EXHIBIT A
Page 3 of 3

Received
County Administration
9/18/17

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 #38

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R072235	2017	100	3787-022-46-006

PROPERTY OWNER	LEGAL DESCRIPTION
EPPINGER IX LTD 120 N TAYLOR ST GUNNISON, CO 81230-2132	UNIT 4 BLUE RIVER TOWNHOMES PLAT #638630

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		245,160	245,160
TOTALS		$245,160	$245,160

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 # 86

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.)

$ 200,000

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 square footage is not as much as shown here according to building plans. Comparable sales do not support the appraised value of 245,100 for condominiums of this age & this area of town ~~[illegible]~~ ~~property~~

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
[signature]	361-550-0919	9-14-17

*Attach letter of authorization signed by property owner.

7/1/15 - 12/31/16
Condos & Town houses
Solds
city limits

CBOE # 88

	TOTAL	HIGH	LOW	AVG	MED
LISTING COUNT: 47	DAYS ON MARKET: 2352	26	283	125	

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	$325,000	$85,000	$160,251	$149,900	$7,531,825
SOLD PRICE:	$319,500	$87,000	$154,077	$149,000	$7,241,625

EXHIBIT A
Page 1 of 7

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
1		Condo	13725	INO	Gunnison City	306 N 9th Street	860	$87,000	$104.00	2	1.00		0.00
2		Condo	9314	INO	Gunnison City	1118 W Tomichi #4 Avenue	1,248	$87,000	$100.16	3	2.00		0.13
3		Condo	14228	INO	Gunnison City	1200 W US HWY 50 Frontage Road	535	$88,000	$170.09	1	1.00		0.00
4		Condo	13403	INO	Gunnison City	308 S 11th Street	737	$89,000	$115.00	2	1.50	1	
5		Condo	718611	INO	Gunnison City	212 S 11th Street	861	$95,000	$114.98	2	1.00		0.00
6		Condo	720784	INO	Gunnison City	1200 W US Highway 50	537	$95,000	$195.53	1	1.00		0.00
7		Condo	716728	INO	Gunnison City	144 Curecanti Drive	856	$98,000	$122.55	2	2.00		0.00
8		Condo	722280	SBM	Gunnison City	1314 W Tomichi Avenue	597	$99,000	$165.83	1	1.00		0.00
9		Condo	715768	INO	Gunnison City	436 N 11th	1,042	$104,000	$103.65	2	2.00		0.00
10		Condo	12575	SBM	Gunnison City	1015 A W Denver Avenue	957	$104,000	$112.85	2	2.00		0.00
11		Condo	13237	INO	Gunnison City	302 S 5th Street	847	$104,000	$123.00	2	1.00	1	0.00
12		Condo	13409	SBM	Gunnison City	1007 W Denver Ave. # B Street	1,187	$104,025	$92.00	3	1.50		0.00
13		Condo	10413	INO	Gunnison City	304 S 5th Street	967	$108,000	$111.69	2	2.00	1	0.00
14		Condo	12997	SBM	Gunnison City	1208 W Tomichi Avenue	1,248	$112,000	$95.35	3	2.00		0.06
15		Condo	721642	INO	Gunnison City	308 S 11th Street	737	$119,500	$176.26	2	2.00	1	0.29
16		Condo	13321	SBM	Gunnison City	215 Rio Grand Avenue	1,361	$119,900	$88.10	2	2.00		0.00

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
17		Condo	13767	SBM	Gunnison City	308 S 11th Street	836	$120,000	$155.38	3	2.00	1	0.00
18		Condo	719655	SBM	Gunnison City	1021 W Denver Avenue	1,186	$120,000	$113.83	3	1.00		0.00
19		Condo	12096	INO	Gunnison City	207 Rio Grande Avenue	1,361	$125,000	$99.00	3	2.00	1	0.00
20		Condo	13558	SBM	Gunnison City	512 N 14th Unit A Street	954	$130,000	$141.00	3	2.50		0.00
21		Condo	13376	INO	Gunnison City	1200 W US Hwy 50 #D1 Street	880	$140,000	$170.00	2	2.00		0.00
22		Townhouse	13360	INO	Gunnison City	302 Van Tuyl Circle	1,080	$142,300	$133.00	1	1.50		
23		Condo	13641	SBM	Gunnison City	314 S 5th Street	1,311	$145,000	$114.00	3	1.50	1	0.00
24		Condo	13222	SBM	Gunnison City	1310 W Tomichi Ave #21	791	$149,000	$195.00	2	2.00	1	0.00
25		Townhouse	13280	INO	Gunnison City	101 N 10TH St Unit 14	936	$149,000	$159.00	4	2.00	1	
26		Townhouse	11125	INO	Gunnison City	420 S Wisconsin Unit 1 Street	1,003	$149,900	$149.00	2	2.00	1	
27		Townhouse	13278	INO	Gunnison City	101 N 10TH St Unit 7	828	$155,000	$187.20	2	2.00	1	0.01
28		Townhouse	718055	SBM	Gunnison City	102 Diamond Lane	1,480	$157,000	$107.43	3	2.00	1	0.09
29		Townhouse	13255	SBM	Gunnison City	100 Wildriver Lane	1,278	$163,500	$136.00	3	2.00	1	0.00
30		Townhouse	13276	SBM	Gunnison City	101 N 10TH ST Unit 3	834	$170,000	$208.00	2	2.00	1	
31		Townhouse	716032	INO	Gunnison City	420 S Wisconsin	1,003	$170,000	$178.46	2	2.00	1	0.00
32		Townhouse	715964	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$172,500	$162.04	1	2.00		0.00
33		Townhouse	722020	INO	Gunnison City	420 S Wisconsin	1,003	$175,000	$174.48	2	2.00	1	0.00
34		Townhouse	716692	SBM	Gunnison City	113 Wildrose Lane	1,371	$175,000	$134.94	3	2.00		0.00
35		Townhouse	13633	SBM	Gunnison City	113 Wildrose Lane Lane	1,371	$188,500	$140.00	3	2.00	1	0.00
36		Condo	14224	SBM	Gunnison City	104 Wildrose Lane Lane	1,371	$192,000	$149.45	3	2.00		0.00

CBOE # 88

EXHIBIT A
Page 2 of 3

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
37		Townhouse	14231	INO	Gunnison City	103 Wildrose Lane	1,371	$192,000	$148.80	3	2.00	1	0.00
38		Townhouse	715958	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$195,000	$180.56	2	2.00		0.00
39		Townhouse	722549	INO	Gunnison City	314 S 11th Street	1,680	$195,000	$124.94	3	3.00		0.13
40		Townhouse	13343	INO	Gunnison City	400 N 11th Street	1,547	$210,000	$141.00	3	2.50	1	
41		Townhouse	715962	SBM	Gunnison City	302 Van Tuyl Circle	1,620	$215,000	$132.72	3	3.00		0.00
42		Townhouse	13729	SBM	Gunnison City	221 S Boulevard Street	1,377	$219,000	$162.67	3	2.00	1	0.00
43		Townhouse	722587	SBM	Gunnison City	304 Van Tuyl Circle	1,154	$230,000	$201.47	2	2.00	1	0.00
44		Condo	724804	SBM	Gunnison City	225 S Boulevard Street	1,866	$235,000	$128.56	3	4.00	1	0.00
45		Townhouse	720418	SBM	Gunnison City	101 Diamond Lane	2,333	$254,000	$115.69	4	3.00	2	0.00
46		Condo	725172	SBM	Gunnison City	723 N 10th Street	1,723	$275,000	$165.41	3	3.00	1	0.01
47		Townhouse	718292	INO	Gunnison City	420 S Boulevard Street	1,852	$319,500	$175.49	3	3.00	1	0.00

CBOE # 88

EXHIBIT A
Page 3 of 3

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 # 89

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R072236	2017	100	3787-022-46-002

PROPERTY OWNER	LEGAL DESCRIPTION
EPPINGER IX LTD 120 N TAYLOR ST GUNNISON, CO 81230-2132	UNIT 5 BLUE RIVER TOWNHOMES PLAT #638630

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		245,160	245,160
TOTALS		$245,160	$245,160

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 # 89

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.)

$ 185,000

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 square footage is not as much as shown according to the building plans
Comparable sales do not support the appraised value of 245,160 for
condominiums of this age & this area of town Access to the property
is on a dirt ~~road~~ alley with 1950's trailer

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
Bruce [illegible]	361-550-0919	9-14-17

*Attach letter of authorization signed by property owner.

7/1/15 - 12/31/16
Condos & Town houses
Sold in city limits

CBOE # 89

	TOTAL		HIGH	LOW	AVG	MED
LISTING COUNT:	47	DAYS ON MARKET:	2352	26	283	125

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	$325,000	$85,000	$160,251	$149,900	$7,531,825
SOLD PRICE:	$319,500	$87,000	$154,077	$149,000	$7,241,625

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
1		Condo	13725	INO	Gunnison City	306 N 9th Street	860	$87,000	$104.00	2	1.00		0.00
2		Condo	9314	INO	Gunnison City	1118 W Tomichi #4 Avenue	1,248	$87,000	$100.16	3	2.00		0.13
3		Condo	14228	INO	Gunnison City	1200 W US HWY 50 Frontage Road	535	$88,000	$170.09	1	1.00		0.00
4		Condo	13403	INO	Gunnison City	308 S 11th Street	737	$89,000	$115.00	2	1.50	1	
5		Condo	718611	INO	Gunnison City	212 S 11th Street	861	$95,000	$114.98	2	1.00		0.00
6		Condo	720784	INO	Gunnison City	1200 W US Highway 50	537	$95,000	$195.53	1	1.00		0.00
7		Condo	716728	INO	Gunnison City	144 Curecanti Drive	856	$98,000	$122.55	2	2.00		0.00
8		Condo	722280	SBM	Gunnison City	1314 W Tomichi Avenue	597	$99,000	$165.83	1	1.00		0.00
9		Condo	715768	INO	Gunnison City	436 N 11th	1,042	$104,000	$103.65	2	2.00		0.00
10		Condo	12575	SBM	Gunnison City	1015 A W Denver Avenue	957	$104,000	$112.85	2	2.00		0.00
11		Condo	13237	INO	Gunnison City	302 S 5th Street	847	$104,000	$123.00	2	1.00	1	0.00
12		Condo	13409	SBM	Gunnison City	1007 W Denver Ave. # B Street	1,187	$104,025	$92.00	3	1.50		0.00
13		Condo	10413	INO	Gunnison City	304 S 5th Street	967	$108,000	$111.69	2	2.00	1	0.00
14		Condo	12997	SBM	Gunnison City	1208 W Tomichi Avenue	1,248	$112,000	$95.35	3	2.00		0.06
15		Condo	721642	INO	Gunnison City	308 S 11th Street	737	$119,500	$176.26	2	2.00	1	0.29
16		Condo	13321	SBM	Gunnison City	215 Rio Grand Avenue	1,361	$119,900	$88.10	2	2.00		0.00

EXHIBIT A
Page 1 of 3

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
17		Condo	13767	SBM	Gunnison City	308 S 11th Street	836	$120,000	$155.38	3	2.00	1	0.00
18		Condo	719655	SBM	Gunnison City	1021 W Denver Avenue	1,186	$120,000	$113.83	3	1.00		0.00
19		Condo	12096	INO	Gunnison City	207 Rio Grande Avenue	1,361	$125,000	$99.00	3	2.00	1	0.00
20		Condo	13558	SBM	Gunnison City	512 N 14th Unit A Street	954	$130,000	$141.00	3	2.50		0.00
21		Condo	13376	INO	Gunnison City	1200 W US Hwy 50 #D1 Street	880	$140,000	$170.00	2	2.00		0.00
22		Townhouse	13360	INO	Gunnison City	302 Van Tuyl Circle	1,080	$142,300	$133.00	1	1.50		
23		Condo	13641	SBM	Gunnison City	314 S 5th Street	1,311	$145,000	$114.00	3	1.50	1	0.00
24		Condo	13222	SBM	Gunnison City	1310 W Tomichi Ave #21	791	$149,000	$195.00	2	2.00	1	0.00
25		Townhouse	13280	INO	Gunnison City	101 N 10TH St Unit 14	936	$149,000	$159.00	4	2.00	1	
26		Townhouse	11125	INO	Gunnison City	420 S Wisconsin Unit 1 Street	1,003	$149,900	$149.00	2	2.00	1	
27		Townhouse	13278	INO	Gunnison City	101 N 10TH St Unit 7	828	$155,000	$187.20	2	2.00	1	0.01
28		Townhouse	718055	SBM	Gunnison City	102 Diamond Lane	1,480	$157,000	$107.43	3	2.00	1	0.09
29		Townhouse	13255	SBM	Gunnison City	100 Wildriver Lane	1,278	$163,500	$136.00	3	2.00	1	0.00
30		Townhouse	13276	SBM	Gunnison City	101 N 10TH ST Unit 3	834	$170,000	$208.00	2	2.00	1	
31		Townhouse	716032	INO	Gunnison City	420 S Wisconsin	1,003	$170,000	$178.46	2	2.00	1	0.00
32		Townhouse	715964	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$172,500	$162.04	1	2.00		0.00
33		Townhouse	722020	INO	Gunnison City	420 S Wisconsin	1,003	$175,000	$174.48	2	2.00	1	0.00
34		Townhouse	716692	SBM	Gunnison City	113 Wildrose Lane	1,371	$175,000	$134.94	3	2.00		0.00
35		Townhouse	13633	SBM	Gunnison City	113 Wildrose Lane Lane	1,371	$188,500	$140.00	3	2.00	1	0.00
36		Condo	14224	SBM	Gunnison City	104 Wildrose Lane Lane	1,371	$192,000	$149.45	3	2.00		0.00

CBOE # 89

EXHIBIT A
Page 2 of 3

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
37		Townhouse	14231	INO	Gunnison City	103 Wildrose Lane	1,371	$192,000	$148.80	3	2.00	1	0.00
38		Townhouse	715958	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$195,000	$180.56	2	2.00		0.00
39		Townhouse	722549	INO	Gunnison City	314 S 11th Street	1,680	$195,000	$124.94	3	3.00		0.13
40		Townhouse	13343	INO	Gunnison City	400 N 11th Street	1,547	$210,000	$141.00	3	2.50	1	
41		Townhouse	715962	SBM	Gunnison City	302 Van Tuyl Circle	1,620	$215,000	$132.72	3	3.00		0.00
42		Townhouse	13729	SBM	Gunnison City	221 S Boulevard Street	1,377	$219,000	$162.67	3	2.00	1	0.00
43		Townhouse	722587	SBM	Gunnison City	304 Van Tuyl Circle	1,154	$230,000	$201.47	2	2.00	1	0.00
44		Condo	724804	SBM	Gunnison City	225 S Boulevard Street	1,866	$235,000	$128.56	3	4.00	1	0.00
45		Townhouse	720418	SBM	Gunnison City	101 Diamond Lane	2,333	$254,000	$115.69	4	3.00	2	0.00
46		Condo	725172	SBM	Gunnison City	723 N 10th Street	1,723	$275,000	$165.41	3	3.00	1	0.01
47		Townhouse	718292	INO	Gunnison City	420 S Boulevard Street	1,852	$319,500	$175.49	3	3.00	1	0.00

CBOE # 89

EXHIBIT A
Page 3 of 3

Received
County Administration
9/18/17

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 #90

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R072237	2017	100	3787-022-46-003

PROPERTY OWNER	LEGAL DESCRIPTION
EPPINGER IX LTD 120 N TAYLOR ST GUNNISON, CO 81230-2132	UNIT 6 BLUE RIVER TOWNHOMES PLAT #638630

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		242,420	242,420
TOTALS		$242,420	$242,420

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.

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200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

CBOE #90

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.

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www.dola.colorado.gov/baa

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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.)

$ 185,000

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 square footage is not as much as shown according to building records. Comparable sales do not support the the appraisal 242,420 for condominiums of this age in this area of town. Access to the property is on a dirt valley with 1950s trailer.

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
Bruce [illegible]	361-550-0919	9-14-17

*Attach letter of authorization signed by property owner.

7/1/15 - 12/31/16
Condos & Town houses
Solds
city limits

CBOE #60

	TOTAL	HIGH	LOW	AVG	MED
LISTING COUNT: 47	DAYS ON MARKET:	2352	26	283	125

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	$325,000	$85,000	$160,251	$149,900	$7,531,825
SOLD PRICE:	$319,500	$87,000	$154,077	$149,000	$7,241,625

EXHIBIT 4
Page 1 of 3

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
1		Condo	13725	INO	Gunnison City	306 N 9th Street	860	$87,000	$104.00	2	1.00		0.00
2		Condo	9314	INO	Gunnison City	1118 W Tomichi #4 Avenue	1,248	$87,000	$100.16	3	2.00		0.13
3		Condo	14228	INO	Gunnison City	1200 W US HWY 50 Frontage Road	535	$88,000	$170.09	1	1.00		0.00
4		Condo	13403	INO	Gunnison City	308 S 11th Street	737	$89,000	$115.00	2	1.50	1	
5		Condo	718611	INO	Gunnison City	212 S 11th Street	861	$95,000	$114.98	2	1.00		0.00
6		Condo	720784	INO	Gunnison City	1200 W US Highway 50	537	$95,000	$195.53	1	1.00		0.00
7		Condo	716728	INO	Gunnison City	144 Curecanti Drive	856	$98,000	$122.55	2	2.00		0.00
8		Condo	722280	SBM	Gunnison City	1314 W Tomichi Avenue	597	$99,000	$165.83	1	1.00		0.00
9		Condo	715768	INO	Gunnison City	436 N 11th	1,042	$104,000	$103.65	2	2.00		0.00
10		Condo	12575	SBM	Gunnison City	1015 A W Denver Avenue	957	$104,000	$112.85	2	2.00		0.00
11		Condo	13237	INO	Gunnison City	302 S 5th Street	847	$104,000	$123.00	2	1.00	1	0.00
12		Condo	13409	SBM	Gunnison City	1007 W Denver Ave. # B Street	1,187	$104,025	$92.00	3	1.50		0.00
13		Condo	10413	INO	Gunnison City	304 S 5th Street	967	$108,000	$111.69	2	2.00	1	0.00
14		Condo	12997	SBM	Gunnison City	1208 W Tomichi Avenue	1,248	$112,000	$95.35	3	2.00		0.06
15		Condo	721642	INO	Gunnison City	308 S 11th Street	737	$119,500	$176.26	2	2.00	1	0.29
16		Condo	13321	SBM	Gunnison City	215 Rio Grand Avenue	1,361	$119,900	$88.10	2	2.00		0.00

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
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18		Condo	719655	SBM	Gunnison City	1021 W Denver Avenue	1,186	$120,000	$113.83	3	1.00		0.00
19		Condo	12096	INO	Gunnison City	207 Rio Grande Avenue	1,361	$125,000	$99.00	3	2.00	1	0.00
20		Condo	13558	SBM	Gunnison City	512 N 14th Unit A Street	954	$130,000	$141.00	3	2.50		0.00
21		Condo	13376	INO	Gunnison City	1200 W US Hwy 50 #D1 Street	880	$140,000	$170.00	2	2.00		0.00
22		Townhouse	13360	INO	Gunnison City	302 Van Tuyl Circle	1,080	$142,300	$133.00	1	1.50		
23		Condo	13641	SBM	Gunnison City	314 S 5th Street	1,311	$145,000	$114.00	3	1.50	1	0.00
24		Condo	13222	SBM	Gunnison City	1310 W Tomichi Ave #21	791	$149,000	$195.00	2	2.00	1	0.00
25		Townhouse	13280	INO	Gunnison City	101 N 10TH St Unit 14	936	$149,000	$159.00	4	2.00	1	
26		Townhouse	11125	INO	Gunnison City	420 S Wisconsin Unit 1 Street	1,003	$149,900	$149.00	2	2.00	1	
27		Townhouse	13278	INO	Gunnison City	101 N 10TH St Unit 7	828	$155,000	$187.20	2	2.00	1	0.01
28		Townhouse	718055	SBM	Gunnison City	102 Diamond Lane	1,480	$157,000	$107.43	3	2.00	1	0.09
29		Townhouse	13255	SBM	Gunnison City	100 Wildriver Lane	1,278	$163,500	$136.00	3	2.00	1	0.00
30		Townhouse	13276	SBM	Gunnison City	101 N 10TH ST Unit 3	834	$170,000	$208.00	2	2.00	1	
31		Townhouse	716032	INO	Gunnison City	420 S Wisconsin	1,003	$170,000	$178.46	2	2.00	1	0.00
32		Townhouse	715964	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$172,500	$162.04	1	2.00		0.00
33		Townhouse	722020	INO	Gunnison City	420 S Wisconsin	1,003	$175,000	$174.48	2	2.00	1	0.00
34		Townhouse	716692	SBM	Gunnison City	113 Wildrose Lane	1,371	$175,000	$134.94	3	2.00		0.00
35		Townhouse	13633	SBM	Gunnison City	113 Wildrose Lane Lane	1,371	$188,500	$140.00	3	2.00	1	0.00
36		Condo	14224	SBM	Gunnison City	104 Wildrose Lane Lane	1,371	$192,000	$149.45	3	2.00		0.00

CBOE # 90

EXHIBIT A
Page 2 of 3

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
37		Townhouse	14231	INO	Gunnison City	103 Wildrose Lane	1,371	$192,000	$148.80	3	2.00	1	0.00
38		Townhouse	715958	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$195,000	$180.56	2	2.00		0.00
39		Townhouse	722549	INO	Gunnison City	314 S 11th Street	1,680	$195,000	$124.94	3	3.00		0.03
40		Townhouse	13343	INO	Gunnison City	400 N 11th Street	1,547	$210,000	$141.00	3	2.50	1	
41		Townhouse	715962	SBM	Gunnison City	302 Van Tuyl Circle	1,620	$215,000	$132.72	3	3.00		0.00
42		Townhouse	13729	SBM	Gunnison City	221 S Boulevard Street	1,377	$219,000	$162.67	3	2.00	1	0.00
43		Townhouse	722587	SBM	Gunnison City	304 Van Tuyl Circle	1,154	$230,000	$201.47	2	2.00	1	0.00
44		Condo	724804	SBM	Gunnison City	225 S Boulevard Street	1,866	$235,000	$128.56	3	4.00	1	0.00
45		Townhouse	720418	SBM	Gunnison City	101 Diamond Lane	2,333	$254,000	$115.69	4	3.00	2	0.00
46		Condo	725172	SBM	Gunnison City	723 N 10th Street	1,723	$275,000	$165.41	3	3.00	1	0.01
47		Townhouse	718292	INO	Gunnison City	420 S Boulevard Street	1,852	$319,500	$175.49	3	3.00	1	0.00

CBOE #90

EXHIBIT A
Page 3 of 3

Received
County Administration
9/18/17

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 # 91

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R072238	2017	100	3787-022-46-004

PROPERTY OWNER	LEGAL DESCRIPTION
EPPINGER IX LTD 120 N TAYLOR ST GUNNISON, CO 81230-2132	UNIT 7 BLUE RIVER TOWNHOMES PLAT #638630

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		242,420	242,420
TOTALS		$242,420	$242,420

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 # 91

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.)

$ 185,000

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 Square footage is not as much as shown according to building plans. Comparable sales do not support the appraisal of 242,420 for condominiums of this age in this area. Access to property is on a dirt alley with ~~the~~ 1950s trailer

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
[signature]	361-550-0919	9-14-17

*Attach letter of authorization signed by property owner.

7/1/15 - 12/31/16
Condos & Town houses
Solds
city limits

CBOE # 91

	TOTAL	HIGH	LOW	AVG	MED
LISTING COUNT:	47				
DAYS ON MARKET:		2352	26	283	125

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	$325,000	$85,000	$160,251	$149,900	$7,531,825
SOLD PRICE:	$319,500	$87,000	$154,077	$149,000	$7,241,625

EXHIBIT A
Page 1 of 3

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
1		Condo	13725	INO	Gunnison City	306 N 9th Street	860	$87,000	$104.00	2	1.00		0.00
2		Condo	9314	INO	Gunnison City	1118 W Tomichi #4 Avenue	1,248	$87,000	$100.16	3	2.00		0.13
3		Condo	14228	INO	Gunnison City	1200 W US HWY 50 Frontage Road	535	$88,000	$170.09	1	1.00		0.00
4		Condo	13403	INO	Gunnison City	308 S 11th Street	737	$89,000	$115.00	2	1.50	1	
5		Condo	718611	INO	Gunnison City	212 S 11th Street	861	$95,000	$114.98	2	1.00		0.00
6		Condo	720784	INO	Gunnison City	1200 W US Highway 50	537	$95,000	$195.53	1	1.00		0.00
7		Condo	716728	INO	Gunnison City	144 Curecanti Drive	856	$98,000	$122.55	2	2.00		0.00
8		Condo	722280	SBM	Gunnison City	1314 W Tomichi Avenue	597	$99,000	$165.83	1	1.00		0.00
9		Condo	715768	INO	Gunnison City	436 N 11th	1,042	$104,000	$103.65	2	2.00		0.00
10		Condo	12575	SBM	Gunnison City	1015 A W Denver Avenue	957	$104,000	$112.85	2	2.00		0.00
11		Condo	13237	INO	Gunnison City	302 S 5th Street	847	$104,000	$123.00	2	1.00	1	0.00
12		Condo	13409	SBM	Gunnison City	1007 W Denver Ave. # B Street	1,187	$104,025	$92.00	3	1.50		0.00
13		Condo	10413	INO	Gunnison City	304 S 5th Street	967	$108,000	$111.69	2	2.00	1	0.00
14		Condo	12997	SBM	Gunnison City	1208 W Tomichi Avenue	1,248	$112,000	$95.35	3	2.00		0.06
15		Condo	721642	INO	Gunnison City	308 S 11th Street	737	$119,500	$176.26	2	2.00	1	0.29
16		Condo	13321	SBM	Gunnison City	215 Rio Grand Avenue	1,361	$119,900	$88.10	2	2.00		0.00

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
17		Condo	13767	SBM	Gunnison City	308 S 11th Street	836	$120,000	$155.38	3	2.00	1	0.00
18		Condo	719655	SBM	Gunnison City	1021 W Denver Avenue	1,186	$120,000	$113.83	3	1.00		0.00
19		Condo	12096	INO	Gunnison City	207 Rio Grande Avenue	1,361	$125,000	$99.00	3	2.00	1	0.00
20		Condo	13558	SBM	Gunnison City	512 N 14th Unit A Street	954	$130,000	$141.00	3	2.50		0.00
21		Condo	13376	INO	Gunnison City	1200 W US Hwy 50 #D1 Street	880	$140,000	$170.00	2	2.00		0.00
22		Townhouse	13360	INO	Gunnison City	302 Van Tuyl Circle	1,080	$142,300	$133.00	1	1.50		
23		Condo	13641	SBM	Gunnison City	314 S 5th Street	1,311	$145,000	$114.00	3	1.50	1	0.00
24		Condo	13222	SBM	Gunnison City	1310 W Tomichi Ave #21	791	$149,000	$195.00	2	2.00	1	0.00
25		Townhouse	13280	INO	Gunnison City	101 N 10TH St Unit 14	936	$149,000	$159.00	4	2.00	1	
26		Townhouse	11125	INO	Gunnison City	420 S Wisconsin Unit 1 Street	1,003	$149,900	$149.00	2	2.00	1	
27		Townhouse	13278	INO	Gunnison City	101 N 10TH St Unit 7	828	$155,000	$187.20	2	2.00	1	0.01
28		Townhouse	718055	SBM	Gunnison City	102 Diamond Lane	1,480	$157,000	$107.43	3	2.00	1	0.09
29		Townhouse	13255	SBM	Gunnison City	100 Wildriver Lane	1,278	$163,500	$136.00	3	2.00	1	0.00
30		Townhouse	13276	SBM	Gunnison City	101 N 10TH ST Unit 3	834	$170,000	$208.00	2	2.00	1	
31		Townhouse	716032	INO	Gunnison City	420 S Wisconsin	1,003	$170,000	$178.46	2	2.00	1	0.00
32		Townhouse	715964	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$172,500	$162.04	1	2.00		0.00
33		Townhouse	722020	INO	Gunnison City	420 S Wisconsin	1,003	$175,000	$174.48	2	2.00	1	0.00
34		Townhouse	716692	SBM	Gunnison City	113 Wildrose Lane	1,371	$175,000	$134.94	3	2.00		0.00
35		Townhouse	13633	SBM	Gunnison City	113 Wildrose Lane Lane	1,371	$188,500	$140.00	3	2.00	1	0.00
36		Condo	14224	SBM	Gunnison City	104 Wildrose Lane Lane	1,371	$192,000	$149.45	3	2.00		0.00

CBOE # 91

EXHIBIT A
Page 2 of 3

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
37		Townhouse	14231	INO	Gunnison City	103 Wildrose Lane	1,371	$192,000	$148.80	3	2.00	1	0.00
38		Townhouse	715958	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$195,000	$180.56	2	2.00		0.00
39		Townhouse	722549	INO	Gunnison City	314 S 11th Street	1,680	$195,000	$124.94	3	3.00		0.13
40		Townhouse	13343	INO	Gunnison City	400 N 11th Street	1,547	$210,000	$141.00	3	2.50	1	
41		Townhouse	715962	SBM	Gunnison City	302 Van Tuyl Circle	1,620	$215,000	$132.72	3	3.00		0.00
42		Townhouse	13729	SBM	Gunnison City	221 S Boulevard Street	1,377	$219,000	$162.67	3	2.00	1	0.00
43		Townhouse	722587	SBM	Gunnison City	304 Van Tuyl Circle	1,154	$230,000	$201.47	2	2.00	1	0.00
44		Condo	724804	SBM	Gunnison City	225 S Boulevard Street	1,866	$235,000	$128.56	3	4.00	1	0.00
45		Townhouse	720418	SBM	Gunnison City	101 Diamond Lane	2,333	$254,000	$115.69	4	3.00	2	0.00
46		Condo	725172	SBM	Gunnison City	723 N 10th Street	1,723	$275,000	$165.41	3	3.00	1	0.01
47		Townhouse	718292	INO	Gunnison City	420 S Boulevard Street	1,852	$319,500	$175.49	3	3.00	1	0.00

CBOE # 91

EXHIBIT A
Page 3 of 3

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 #92

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R072239	2017	100	3787-022-46-005

PROPERTY OWNER	LEGAL DESCRIPTION
EPPINGER IX LTD 120 N TAYLOR ST GUNNISON, CO 81230-2132	UNIT 8 BLUE RIVER TOWNHOMES PLAT #638630

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		245,160	245,160
TOTALS		$245,160	$245,160

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.

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Gunnison, CO 81230
(970) 641-0248

CBOE # 92

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.

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(303) 866-5880
www.dola.colorado.gov/baa

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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.)

$ 185,000

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 square footage is not as much as shown here according to the building plans. Comparable sales do not support the 245,160 amount for attached ~~condominium~~ condominium in the area. Access to property is on a dirt alley with 1950s trailer

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
[signature]	361-550-0919	9-14-17

*Attach letter of authorization signed by property owner.

7/1/15 - 12/31/16
Condos & Town houses
Solds
city limits

CBOE #92

	TOTAL	HIGH	LOW	AVG	MED
LISTING COUNT: 47	DAYS ON MARKET: 2352	26	283	125	

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	$325,000	$85,000	$160,251	$149,900	$7,531,825
SOLD PRICE:	$319,500	$87,000	$154,077	$149,000	$7,241,625

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
1		Condo	13725	INO	Gunnison City	306 N 9th Street	860	$87,000	$104.00	2	1.00		0.00
2		Condo	9314	INO	Gunnison City	1118 W Tomichi #4 Avenue	1,248	$87,000	$100.16	3	2.00		0.13
3		Condo	14228	INO	Gunnison City	1200 W US HWY 50 Frontage Road	535	$88,000	$170.09	1	1.00		0.00
4		Condo	13403	INO	Gunnison City	308 S 11th Street	737	$89,000	$115.00	2	1.50	1	
5		Condo	718611	INO	Gunnison City	212 S 11th Street	861	$95,000	$114.98	2	1.00		0.00
6		Condo	720784	INO	Gunnison City	1200 W US Highway 50	537	$95,000	$195.53	1	1.00		0.00
7		Condo	716728	INO	Gunnison City	144 Curecanti Drive	856	$98,000	$122.55	2	2.00		0.00
8		Condo	722280	SBM	Gunnison City	1314 W Tomichi Avenue	597	$99,000	$165.83	1	1.00		0.00
9		Condo	715768	INO	Gunnison City	436 N 11th	1,042	$104,000	$103.65	2	2.00		0.00
10		Condo	12575	SBM	Gunnison City	1015 A W Denver Avenue	957	$104,000	$112.85	2	2.00		0.00
11		Condo	13237	INO	Gunnison City	302 S 5th Street	847	$104,000	$123.00	2	1.00	1	0.00
12		Condo	13409	SBM	Gunnison City	1007 W Denver Ave. # B Street	1,187	$104,025	$92.00	3	1.50		0.00
13		Condo	10413	INO	Gunnison City	304 S 5th Street	967	$108,000	$111.69	2	2.00	1	0.00
14		Condo	12997	SBM	Gunnison City	1208 W Tomichi Avenue	1,248	$112,000	$95.35	3	2.00		0.06
15		Condo	721642	INO	Gunnison City	308 S 11th Street	737	$119,500	$176.26	2	2.00	1	0.29
16		Condo	13321	SBM	Gunnison City	215 Rio Grand Avenue	1,361	$119,900	$88.10	2	2.00		0.00

EXHIBIT A
Page 1 of 2

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
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18		Condo	719655	SBM	Gunnison City	1021 W Denver Avenue	1,186	$120,000	$113.83	3	1.00		0.00
19		Condo	12096	INO	Gunnison City	207 Rio Grande Avenue	1,361	$125,000	$99.00	3	2.00	1	0.00
20		Condo	13558	SBM	Gunnison City	512 N 14th Unit A Street	954	$130,000	$141.00	3	2.50		0.00
21		Condo	13376	INO	Gunnison City	1200 W US Hwy 50 #D1 Street	880	$140,000	$170.00	2	2.00		0.00
22		Townhouse	13360	INO	Gunnison City	302 Van Tuyl Circle	1,080	$142,300	$133.00	1	1.50		
23		Condo	13641	SBM	Gunnison City	314 S 5th Street	1,311	$145,000	$114.00	3	1.50	1	0.00
24		Condo	13222	SBM	Gunnison City	1310 W Tomichi Ave #21	791	$149,000	$195.00	2	2.00	1	0.00
25		Townhouse	13280	INO	Gunnison City	101 N 10TH St Unit 14	936	$149,000	$159.00	4	2.00	1	
26		Townhouse	11125	INO	Gunnison City	420 S Wisconsin Unit 1 Street	1,003	$149,900	$149.00	2	2.00	1	
27		Townhouse	13278	INO	Gunnison City	101 N 10TH St Unit 7	828	$155,000	$187.20	2	2.00	1	0.01
28		Townhouse	718055	SBM	Gunnison City	102 Diamond Lane	1,480	$157,000	$107.43	3	2.00	1	0.09
29		Townhouse	13255	SBM	Gunnison City	100 Wildriver Lane	1,278	$163,500	$136.00	3	2.00	1	0.00
30		Townhouse	13276	SBM	Gunnison City	101 N 10TH ST Unit 3	834	$170,000	$208.00	2	2.00	1	
31		Townhouse	716032	INO	Gunnison City	420 S Wisconsin	1,003	$170,000	$178.46	2	2.00	1	0.00
32		Townhouse	715964	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$172,500	$162.04	1	2.00		0.00
33		Townhouse	722020	INO	Gunnison City	420 S Wisconsin	1,003	$175,000	$174.48	2	2.00	1	0.00
34		Townhouse	716692	SBM	Gunnison City	113 Wildrose Lane	1,371	$175,000	$134.94	3	2.00		0.00
35		Townhouse	13633	SBM	Gunnison City	113 Wildrose Lane Lane	1,371	$188,500	$140.00	3	2.00	1	0.00
36		Condo	14224	SBM	Gunnison City	104 Wildrose Lane Lane	1,371	$192,000	$149.45	3	2.00		0.00

CBOE # 92

EXHIBIT A
Page 2 of 3

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
37		Townhouse	14231	INO	Gunnison City	103 Wildrose Lane	1,371	$192,000	$148.80	3	2.00	1	0.00
38		Townhouse	715958	SBM	Gunnison City	302 Van Tuyl Circle	1,080	$195,000	$180.56	2	2.00		0.00
39		Townhouse	722549	INO	Gunnison City	314 S 11th Street	1,680	$195,000	$124.94	3	3.00		0.13
40		Townhouse	13343	INO	Gunnison City	400 N 11th Street	1,547	$210,000	$141.00	3	2.50	1	
41		Townhouse	715962	SBM	Gunnison City	302 Van Tuyl Circle	1,620	$215,000	$132.72	3	3.00		0.00
42		Townhouse	13729	SBM	Gunnison City	221 S Boulevard Street	1,377	$219,000	$162.67	3	2.00	1	0.00
43		Townhouse	722587	SBM	Gunnison City	304 Van Tuyl Circle	1,154	$230,000	$201.47	2	2.00	1	0.00
44		Condo	724804	SBM	Gunnison City	225 S Boulevard Street	1,866	$235,000	$128.56	3	4.00	1	0.00
45		Townhouse	720418	SBM	Gunnison City	101 Diamond Lane	2,333	$254,000	$115.69	4	3.00	2	0.00
46		Condo	725172	SBM	Gunnison City	723 N 10th Street	1,723	$275,000	$165.41	3	3.00	1	0.01
47		Townhouse	718292	INO	Gunnison City	420 S Boulevard Street	1,852	$319,500	$175.49	3	3.00	1	0.00

CBOE # 92

EXHIBIT A
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