Harwood - Gunnison ms

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 # 73

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R031529	2017	500	3177-264-29-009

AGENT	LEGAL DESCRIPTION
RYAN LLC 7979 E TUFTS AVE STE 1500 DENVER, CO 80237-2843 OWNER: BARBIER MUELLER J GABRIEL	LOT 16 THE SUMMIT RESIDENTIAL FILING 2 #620295

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		389,300	332,050
TOTALS		$389,300	$332,050

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 # 73

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.)

$ 325,000

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

*Attach letter of authorization signed by property owner. matthew.selling@ryan.com

CBOE # 73

LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION

Barbier Mueller J Gabriel Etal

Property Owner

R031527 52 Summit Rd & R031529 50 Summit Rd

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
Owner		
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

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Gunnison County
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CBOE # 74

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R031527	2017	500	3177-264-29-021

AGENT	LEGAL DESCRIPTION
RYAN LLC 7979 E TUFTS AVE STE 1500 DENVER, CO 80237-2843 OWNER: BARBIER MUELLER J GABRIEL	REPLATTED LOTS 14 & 15 THE SUMMIT RESIDENTIAL FILING 2 #542026 #542125 #542563

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		332,050	286,250
TOTALS		$332,050	$286,250

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 # 74

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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.)

$ 221,000

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 # 74

LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION

Barbier Mueller J Gabriel Etal

Property Owner

R031527 52 Summit Rd & R031529 50 Summit Rd

Subject Property

Gunnison County, CO

Jurisdiction and State

2017/2018

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Ian James, 720.524.0022, ian.james@ryan.com

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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
Owner		
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