Received
County Administration
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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 #33

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R007950	2017	601	3525-310-00-022

PROPERTY OWNER	LEGAL DESCRIPTION
DORMEIER ERIC G 2521 SAEGER RD MILLSTADT, IL 62260-1031	FERRY NO 2, SURVEY 8063 QUARTZ CREEK SUBD #623781

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		41,760	41,760
TOTALS		$41,760	$41,760

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 # 33

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.)

$ 30,000

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.)

I purchased the land for $30,000 in 2013. Property values have not gone up since then. My land is listed for sale currently and will not fetch $41,760.00. I feel a 21% increase in assessment (from 24,750 to 30,000) is fair and realistic to market conditions. Please see attached documents for more justification. 40%

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
E S Ovnani	618-401-5342	9/12/17

*Attach letter of authorization signed by property owner.

Dormeier, Eric

Subject: FW: Assessment Appeal for Parcel 3525-310-00-022

CBOE # 33

EXHIBIT A
Page 1 of 2

Sent: Thursday, May 18, 2017 1:56 PM
To: 'Kristy Mcfarland'
Subject: RE: Assessment Appeal for Parcel 3525-310-00-022

Thanks again for your consideration. I understand values do go up and I am not objecting to that. Just that it would go up 69% is what concerned me. I also looked at a quick history of my property over the past 5 Re-Assessment years. Those all look a little more normal, around 12%. No need to reply to this email, I'll let your office go through their steps to review my request. Thanks again.

Reassess Year	Reassess Amount	Change
2007	5580	--
2009	6290	12.72%
2011	7250	15.26%
2013	6380	-12.00%
2015	7180	12.54%
2017	12110	68.66%

Eric G Dormeier

Sent: Thursday, May 18, 2017 7:10 AM
To: Kristy Mcfarland
Subject: RE: Assessment Appeal for Parcel 3525-310-00-022

Thanks for the information. Seems odd that a property worth less value is actually assessed more in taxes than a property with a higher value. You stated the below:

> "The best way to compare your property to other vacant parcels is to examine the attributes, such as type of access and views. Your views are excellent, and your property carries more value because of the views."

I think that would line me up with the properties below (mine being shaded peach). It shows I have Outstanding views, I would say our property is mostly trees, not meadow, and where the meadow does exist the road cuts through limiting its use. I think my land is most comparable to 3525-320-00-050, maybe having a better view. But that in itself should not cause a doubling in taxes. Even the property I have shaded green has access to electricity, a big piece I would think toward value, where my property does not. I am putting my property up for sale, and I don't expect it would even be listed for the value you show of $41,760.00. I would request that the assessment be lowered or deferred until the sale of the property reflects that actual market value.

CBOE # 31

EXHIBIT A
Page 2 of 2

	Last Sale date	Last Sale amount	2016 Act Value	2017 Act Value	2016 Assessed	2017 Assessed	Description	Assessment Change
3525-320-00-048	10/22/2014	$43,500.00	$19,800.00	$35,930.00	$5,740.00	$10,420.00	8 acre small building	81.53%

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	8.478	SEASONAL PRIVATELY MAINTAINED	OFF GRID G	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	LAND TYPE PRIMARY - TREE TREE TYPE - EVERGREEN LAND TYPE SECONDARY - MEADOW VIEWS - SCENIC OR ABOVE AVERAGE

	Last Sale date	Last Sale amount	2016 Act Value	2017 Act Value	2016 Assessed	2017 Assessed	Description	Assessment Change
3525-310-00-019	N/A	N/A	$19,800.00	$23,200.00	$5,740.00	$6,730.00	Vacant - 10 acre	17.25%

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	9.727	SEASONAL PRIVATELY MAINTAINED	NOT INSTAL	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	TREE TYPE - EVERGREEN LAND TYPE PRIMARY - TREE

	Last Sale date	Last Sale amount	2016 Act Value	2017 Act Value	2016 Assessed	2017 Assessed	Description	Assessment Change
3525-320-00-050	12/1/2015	$30,600.00	$19,800.00	$23,200.00	$5,740.00	$6,730.00	Vacant - 10 acre	17.25%

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	10.331	SEASONAL PRIVATELY MAINTAINED	NOT INSTAL	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	TREE TYPE - EVERGREEN LAND TYPE PRIMARY - TREE

	Last Sale date	Last Sale amount	2016 Act Value	2017 Act Value	2016 Assessed	2017 Assessed	Description	Assessment Change
3525-310-00-022	11/7/2013	$30,000.00	$24,750.00	$41,760.00	$7,180.00	$12,110.00	Vacant - 10 acre	68.66%

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	10.271	SEASONAL PRIVATELY MAINTAINED	NOT AVAILA	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	LAND TYPE PRIMARY - MEADOW TREE TYPE - EVERGREEN TREE TYPE - PINON JUNIPER VIEWS - PANORAMIC OR OUTSTANDING

To: Gunnison County Board of Equalization
Adminstrative Officer: Josh Ost

Hearing Date: Oct 11, 2017
CBOE#33

From: Eric Dormeier (618-401-5342)
2521 Saeger Rd
Millstadt, IL. 62260

Parcel: 3525-310-00-022 Ferry #2 Quartz Creek Pitkin, CO

My property is 3525-310-00-022 and is assessed in 2017 for $12,110.00. I believe the approach used to assess my property and the data I pulled on adjacent/nearby properties indicate my parcel value was over-assessed. On the following page you will see 2 comparable properties (vacant land) within sight of my property are assessed at $6,730.00. One of the properties even sold in 2015 for $30,600.00 but has a 2017 Actual Value of $23,200.00. Their 2017 assessed value of $6,730.00 is a more reasonable increase of 17.25% from their 2015/2016 assessed value of $5,740.00. The property directly next to mine did sell for $43,500.00 in 2014, however, even their assessment is less than mine (though their actual assessment amount went up 82%). I think that sale distorted my assessment. My assessed value went up 69%. From my initial appeal request the following Assesor Approach was shared with me.

Assessor Approach:
The Assessor's Office uses a technique called mass appraisal to establish property values. In mass appraisal, a large set of property sales (for example, all sales of vacant land in rural Gunnison County – see page 13 for Blue Mesa Village) are analyzed together to determine how characteristics such as location, size, access and utilities influence sales price. Out of this analysis, a mathematical model (or formula) is developed, which is then used to calculate a market value for all properties of the same type in the same geographic area.

Comment:
I understand the mathematical approach, however, that cannot take into account all variables and ensure fairness & consistency. A reassessment would have occurred in 2015, presumably using the mass appraisal formula. It assessed my proprtery at an actual value of $24,750.00 even having the data that I paid $30,000.00 in 2013 for the property. What would have changed between 2015 and 2017 to warrant such as dratsic increase? My land has been for sale since May of 2017 and there have been no offers made on the land (Real Estate Agent - Lucinda Lull - Pitckin Colorado Real Estate). I am hoping to recover my costs and reach a sale between $30,000.00 – $33,000.00.

Request:
I believe my land should be valued at the last sale amount which was $30,000.00 This would be a 21.21% increase over my 2015/2016 assessed Actual Value.

I appreciate your time of this formal review of my assessment.

Eric Dormeier

(supporting docs next page)

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Gunnison County Asse...

Owner and Parcel Information

Owner Name & Mailing Address	
DORMEIER ERIC G DORMEIRER JOY A 2521 SAEGER RD MILLSTADT, IL 62260-1031	
Business Name:	NA

Today's Date:	May 12, 2017
Appraisal Year:	2017

Account Number:	R007950
Parcel Number:	3525-310-00-022
Account Type:	Vacant
Economic Area:	Econ Area 8
Tax District:	601
Mill Levy:	56.272

Property Location:	SILVER BLUFF TRL, QUARTZ CREEK AREA
Neighborhood:	80810
LEA:	Q C P >= 6.0 ACRES (80810)
Subdivision:	QUARTZ CREEK SUBDIVISION
Condo:	
Legal Description:	FERRY NO 2, SURVEY 8063 QUARTZ CREEK SUBD #623781
Parcel Notes	TOTAL PARCEL = 10.271 AC PATENT B121 P53 SUPPLEMENTAL AFFIDAVIT AND DEATH CERTIFICATE #604526 RECORDED APR 5 2011 MABLE ELORA FANTON

Parcel Map	Show Parcel Map
Building Photos	NA
Building Sketches	NA

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2017 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$41,760	$12,110			$41,760	$12,110

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2016	$24,750	$7,180	56.272	$404.03
2015	$24,750	$7,180	55.585	$399.11
2014	$22,000	$6,380	56.853	$362.74
2013	$22,000	$6,380	50.446	$321.84
2012	$25,000	$7,250	44.797	$324.77
2011	$25,000	$7,250	44.988	$326.16
2010	$21,700	$6,290	41.575	$261.51
2009	$21,700	$6,290	40.414	$254.20
2008	$19,250	$5,580	42.029	$234.52
2007	$19,250	$5,580	36.828	$205.52
2006	$16,900	$4,900	44.434	$217.72

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

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	10.271	SEASONAL PRIVATELY MAINTAINED	NOT AVAILA	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	LAND TYPE PRIMARY - MEADOW TREE TYPE - EVERGREEN TREE TYPE - PINON JUNIPER VIEWS - PANORAMIC OR OUTSTANDING

Sales and Conveyance Information

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
11/07/2013	$30,000	$30,000	FANTON GLOYD	DORMEIER ERIC G ETAL	Vacant	623781	WARRANTY DEED - FEE

Parcel	Last Sale date	Last Sale amount	2016 Act Value	2017 Act Value	2016 Assessed	2017 Assessed	Description	% Change
3525-320-00-016	12/19/2016	$119,000.00	$177,480.00	$201,220.00	$14,130.00	$16,020.00	Home - 10 acre	13.38%
3525-320-00-049	7/22/2013	$35,500.00	$35,640.00	$152,790.00	$10,340.00	$12,160.00	Home - 10 acre	17.60%
3525-310-00-021	9/19/1995	$18,000.00	$144,540.00	$172,520.00	$11,510.00	$13,740.00	home - 10 acre	19.37%
3525-320-00-044	N/A	N/A	$75,200.00	$102,060.00	$5,990.00	$8,130.00	Home - 10 acre	35.73%
3525-320-00-043	N/A	N/A	$232,850.00	$284,230.00	$18,540.00	$22,630.00	Home - 10 acre	22.06%
3525-320-00-047	8/29/2013	$75,000.00	$131,470.00	$110,850.00	$10,460.00	$8,820.00	Home - 10 acre	-15.68%
3525-320-00-045	N/A	N/A	$109,710.00	$140,010.00	$8,740.00	$11,150.00	Home - 10 acre	27.57%
3525-310-00-018	N/A	N/A	$150,540.00	$190,750.00	$11,980.00	$15,180.00	Home - 19 acre	26.71%
3525-310-00-027	7/19/2009	$14,000.00	$12,800.00	$15,300.00	$3,710.00	$4,440.00	Vacant - 5 acre	19.68%
3525-320-00-048	10/22/2014	$43,500.00	$19,800.00	$35,930.00	$5,740.00	$10,420.00	Parcel 8.478 AC small building	81.53%
3525-310-00-019	N/A	N/A	$19,800.00	$23,200.00	$5,740.00	$6,730.00	Vacant - 10 acre	17.25%
3525-320-00-050	12/1/2015	$30,600.00	$19,800.00	$23,200.00	$5,740.00	$6,730.00	Vacant - 10 acre	17.25%
3525-310-00-022	11/7/2013	$30,000.00	$24,750.00	$41,760.00	$7,180.00	$12,110.00	Vacant - 10 acre	68.66%

My property is 3525-310-00-022 and is assessed for $12,110.00. The 2 comparable properties within sight of my property are assessed at 6,730.00. One of the properties even sold in 2015 for 30,600.00. There are a number of nearby properties with homes and their assessment increase was more within a normalized rtate of 15% -25%. The property adjacent to mine did sell for 43,500 in 2014, however, even their assessment is less than mine. I think that sale distorted my assessment. My assessed value went up 69%.