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 #54

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R001551	2017	100	3701-363-07-009

AGENT	LEGAL DESCRIPTION
EPPINGAR BRUCE 103 BRENNA CIR VICTORIA, TX 77901-2419 OWNER: FROSTLINE LTD	LOTS 15-16 BLK 2 ORIGINAL GUNNISON #635077

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		530,300	530,300
TOTALS		$530,300	$530,300

The Assessor has carefully studied all the available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

The actual value of the property is determined by appropriate consideration of the approaches to appraisal set forth in § 39-1-103(5)(a), C.R.S.

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, § 39-8-106(1)(a), C.R.S.

The deadline for filing real property and personal property appeals is September 15.

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

Please refer to the reverse side of this notice for additional information.

APPEAL PROCEDURES

County Board of Equalization Hearings will be held from September 1 through November 1 at Gunnison County Courthouse or Blackstock Government Center.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization shown below, and mail or deliver a copy of both sides of this form to:

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

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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.)

$ 450,000

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 was listed for sale between 495,000 ~~[illegible]~~
Only one offer was received. The offer was for 430,000
Because of lack of interest property was not relisted
You did not consider this in your Valuation. How could
Its value be 530,000 when offered for a year at 495,000

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.

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
16		Stick Built	727052	SBM	Gunnison City	1108 Vulcan	1,771	$345,000	$197.57	3	3.00	2	0.150
17		Stick Built	13569	SBM	Gunnison City	211 N Iowa Street	2,392	$368,000	$153.85	5	3.00	1	0.140
18		Stick Built	14226	INO	Gunnison City	723 Andrew Lane	2,914	$370,000	$130.23	3	3.00	2	0.190
19		Stick Built	14204	INO	Gunnison City	414 and 426 N Spruce Street	2,069	$385,000	$186.08	4	2.00	3	0.430
20		Stick Built	13652	SBM	Gunnison City	611 W Elizabeth Avenue	2,666	$389,000	$145.91	3	3.00	4	0.430
21		Stick Built	727646	SBM	Gunnison City	723 Andrew Lane	2,351	$390,000	$169.72	3	3.00	2	0.180
22		Stick Built	13730	SBM	Gunnison City	702 Andrew Lane	2,828	$395,000	$141.09	3	3.00	2	0.170
23		Stick Built	13308	INO	Gunnison City	401 N Main Street	3,906	$428,000	$114.95	4	3.00	1	0.260
24		Stick Built	730152	SBM	Gunnison City	520 N Iowa Street	3,754	$442,500	$124.53	5	4.00	2	0.250
25		Stick Built	13924	INO	Gunnison City	102 W Gothic Avenue	3,884	$444,000	$120.75	6	4.00	2	0.280
26		Stick Built	11917	SBM	Gunnison City	1012 Hwy 135	1,592	$450,000	$298.37	3	2.00	2	4.430
27		Stick Built	731308	NBM	Gunnison City	503 N Wisconsin	3,126	$570,000	$182.34	6	6.00	2	0.280

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EXHIBIT 4
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	TOTAL	HIGH	LOW	AVG	MED
LISTING COUNT:	27	DAYS ON MARKET: 1527	35	228	105

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EXHIBIT A
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	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	$570,000	$300,000	$369,733	$349,000	$9,982,800
SOLD PRICE:	$570,000	$300,000	$360,074	$335,000	$9,722,000

	Photo	Type	MLS #	Status	Area	Address	Apx.Total SF	Price	List Price/SqFt	Bedrooms	Total Bathrooms	Garage Capacity	Apx.Total Acres
1		Stick Built	715718	INO	Gunnison City	802 Sunny Slope Drive	1,474	$300,000	$203.53	3	2.00	2	0.140
2		Stick Built	716693	SBM	Gunnison City	817 Sunny Slope Drive	1,474	$300,000	$203.53	3	2.00	2	0.150
3		Stick Built	721178	SBM	Gunnison City	108 Emerald Lane	1,550	$300,000	$199.35	3	2.00	2	0.180
4		Stick Built	722025	INO	Gunnison City	317 N Pine Street	1,680	$302,000	$196.43	3	1.00	2	0.280
5		Stick Built	13916	INO	Gunnison City	911 Sunny Slope Drive	1,480	$305,000	$209.12	3	2.00	2	0.240
6		Stick Built	727622	SBM	Gunnison City	710 N Boulevard Street	1,484	$310,000	$219.00	3	2.00	2	0.220
7		Stick Built	726134	INO	Gunnison City	913 Sunny Slope Drive	1,360	$315,000	$231.62	3	2.00	2	0.230
8		Stick Built	14262	INO	Gunnison City	611 N Main Street	2,787	$315,000	$118.37	4	3.00	2	0.190
9		Stick Built	717600	INO	Gunnison City	1115 Van Tuyl Circle	1,572	$317,500	$201.97	3	3.00	2	0.140
10		Stick Built	728910	INO	Gunnison City	11 Vulcan Street	1,383	$320,000	$231.38	2	2.00	2	0.220
11		Stick Built	727542	SBM	Gunnison City	905 N Pine Street	1,936	$325,000	$173.04	3	3.00	2	0.220
12		Stick Built	13772	INO	Gunnison City	414 N Taylor Street	1,903	$329,000	$172.88	3	3.00	1	0.210
13		Stick Built	716302	SBM	Gunnison City	1108 Vulcan Street	1,772	$330,000	$196.95	3	3.00	2	0.140
14		Stick Built	733397	INO	Gunnison City	1015 N 14th Street	1,904	$335,000	$175.95	3	2.00	2	0.210
15		Stick Built	719456	INO	Gunnison City	318 S Taylor Street	2,214	$342,000	$171.18	4	2.00	4	0.210