2017
Gunnison County Board of Equalization:
Hearing # 36

The Gunnison County Assessor's Office has been asked to communicate the assignment results for a single property that was appraised as part of our mass appraisal assignment.

The Uniform Standards of Professional Appraisal Practice (USPAP) defines mass appraisal as: the process of valuing a universe of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing.

All of the sales used for Gunnison County's mass appraisal can be viewed on the Gunnison County web site (www.gunnisoncounty.org).

For the purposes of the mass appraisal, market value is defined as:

> "The most probable price, expressed in terms of money, that a property would bring if exposed for sale in the open market in an arm's-length transaction between a willing seller and a willing buyer, both of whom are knowledgeable concerning all the uses to which it is adapted and for which it is capable of being used." – Property Assessment Valuation, 1996, IAAO

For the 2017 property tax year, the effective **appraisal date is June 30, 2016**, as required by § 39-1-104(10.2)(a)(d), Colorado Revised Statutes.

The following page(s) characterize the petitioner's property and compare it to several examples selected from the "**Economic Area 1 Vacant Land Sales**" list.

The single property being characterized for this hearing is identified as:

Property Owner:	**KOZLOWSKI DAVE E**
Account Number:	**R008689**
Parcel Number:	**3975-000-00-006**
Legal Description:	**NE4NW4. SEC 12 48N1W**
Value:	**$72,530**

2017
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The single property being characterized for this hearing is identified as:

Property Owner:	**KOZLOWSKI DAVE E**
Account Number:	**R025478**
Parcel Number:	**3975-000-00-007**
Legal Description:	**NW4NE4. SEC 12 48N1W**
Value:	**$72,530**

Comparable Land Sales Summary

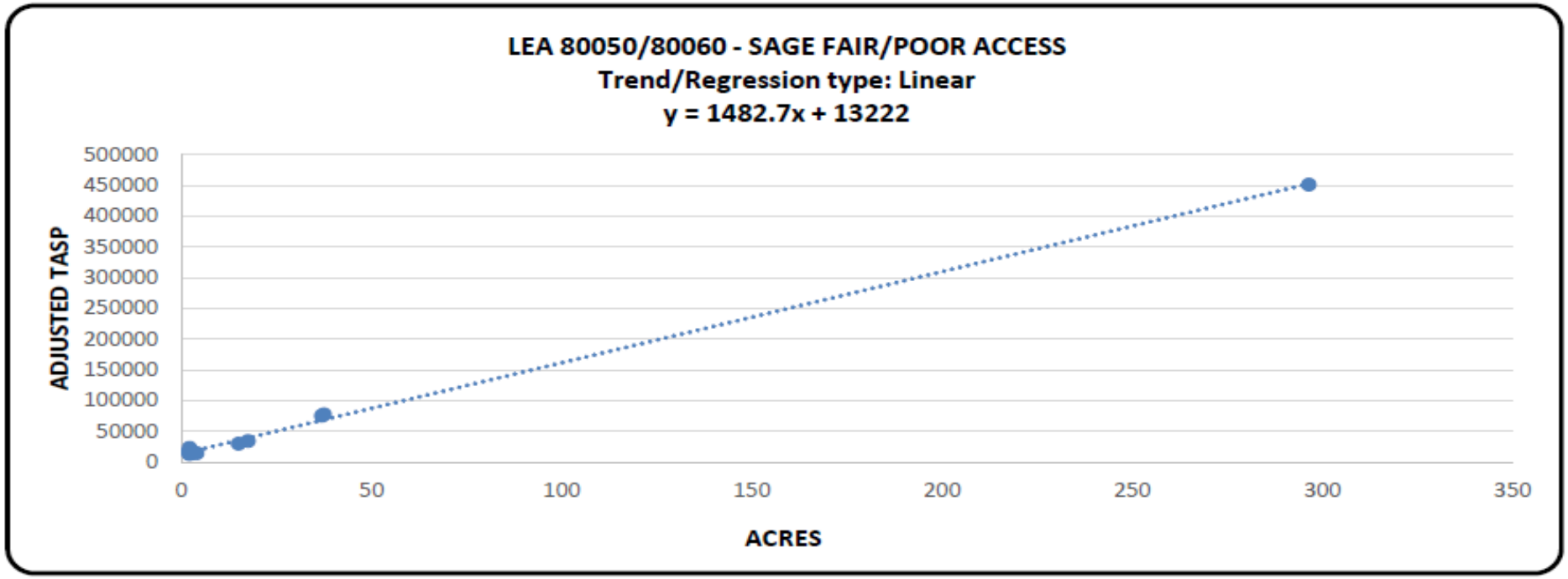
CBOE #36 & #37

Owner: KOZLOWSKI DAVE ERIC
308 E VIRGINIA AVE
GUNNISON, CO 81230-2150

Account #: R008689 & R025478
Parcel #: 3975-000-00-006 & 3975-000-00-007
Econ Area: 8

Property Location: BLM ROAD 361, GOLD BASIN AREA

ACCOUNT NUMBER	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ADJUSTED TASP	ACRES	PARCEL NUMBER	LEGAL
R016984	04-Oct-12	$18,000	$21,140	$17,969	2.00	4051-190-05-005	LOT 62 BLUE MESA SUBD UNIT 1 #616991
R071700	24-Sep-15	$15,000	$16,241	$13,805	2.00	4051-070-03-013	LOT 100 BLUE MESA SUBD 2 #635785
R016995	06-Nov-15	$19,000	$20,202	$17,171	2.00	4051-200-03-029	LOT 270 BLUE MESA SUBD 1 #636412
R011815	08-Sep-15	$14,000	$15,158	$12,885	2.10	4051-190-04-017	LOT 153 BLUE MESA SUBD UNIT 1 #635388
R012016	09-Sep-15	$25,000	$27,068	$23,008	2.10	4051-190-04018	LOT 152 BLUE MESA SUBD UNIT 1 #635382
R016997	27-Oct-15	$20,000	$21,458	$18,239	2.40	4051-200-03-028	LOT 272 BLUE MESA SUBD 1 #636398
R043387	26-Nov-12	$12,000	$14,232	$14,232	2.50	4051-190-05-005	LOT 62 BLUE MESA SUBD UNIT 1 #616991
R045081	05-Jul-11	$17,900	$17,953	$15,260	2.60	4051-170-02-088	LOT 129 BLUE MESA SUBD 2 #606625
R011699	20-Dec-12	$14,000	$16,766	$14,251	4.00	4051-190-04-001	LOT 160 BLUE MESA SUBD UNIT 1 #617515
R007857	20-Aug-14	$18,250	$22,412	$29,883	15.00	3785-000-00-022	15 ACRES IN N2NE4. SEC 26 49N2W #628559
R007856	20-Aug-14	$20,900	$25,666	$34,221	17.50	3785-000-00-023	10 ACRES S2S2NW4NW4. 5 ACRES N2SW4NW4NW4. 2.5 A IN SW4NW4NW4NW4. SEC 26 49N2W, TOTAL 17.5 ACRES #628598
R041022	20-Jul-11	$75,000	$75,221	$75,221	36.87	4049-000-00-120	36.87 AC TRACT IN SEC 14 (AKA R-1D) 47N4W #606846
R012002	23-Dec-14	$77,500	$91,415	$77,703	37.45	4051-000-00-076	37.454 AC TRACT IN E2. SEC 7 47N3W (AKA TR A-3) #630708
R031838	14-Jul-11	$450,000	$451,328	$451,328	296.43	2987-000-00-001	LOTS 1,2,3,4,(N2N2)(107.68A). S2NE4. S2NW4. TRT IN N2N2S2 (BEING 247' ON EAST & 240' ON WEST 28.75 +- AC) SEC 1 12S90W TOTAL 296.43A #606783



Narrative

There are two additional sales of properties close to the subject: R032268 sold for $55,000 on 10/21/2014 and has a time adjusted sales price of $66,180. R025477 sold for $63,000 on 5/19/2015 and has a time adjusted sales price of 70,800. Both properties are 40 acres. Both sales were to owners of neighboring properties, and as such were not used to set value. However both TASPs are consistent with the sales that were used in our analysis.

The subject account R008689 includes a minor structure that is not currently carrying any value. Depending on the actual use of this structure, the classification of the parcel may qualify as residential, and the structure may need to carry a residential improvement value.

08/02/2012

08/02/2012

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 #36

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R008689	2017	601	3975-000-00-006

PROPERTY OWNER	LEGAL DESCRIPTION
KOZLOWSKI DAVE ERIC 308 E VIRGINIA AVE GUNNISON, CO 81230-2150	NE4NW4. SEC 12 48N1W #506118

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		72,530	72,530
TOTALS		$72,530	$72,530

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 # 36

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.)

$ 55,000

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.)

There were two sales property $63,000 and one at $55,000 in the Gold Basin area.
See attached

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

970 275-8558
Telephone Number

9/15/17
Date

*Attach letter of authorization signed by property owner.

CBOE #36

EXHIBIT 4
Page 1 of 1

Table 1

Account Number	District	Sale Date	Sale Price	Acres	Subdivision	Location Address	Type of Document	[illegible]	Grantee	Address
[illegible]	001	[illegible]	[illegible]	37.044	[illegible]	EAGLE CREEK RD OHIO CREEK VALLEY	GEN WARR DEED - NO FEE	Vacant	BLAKE JACK E JR	[illegible]
[illegible]	002	[illegible]	[illegible]	10	[illegible]	1101 OSO CREEK RD, WILLOW CREEK DRAINAGE	WARRANTY DEED - FEE	Vacant	WITTE KENNETH J	[illegible]
[illegible]	002	[illegible]	[illegible]	38.31	[illegible]	PINE CREEK MESA / BLUE MESA AREA	BARG & SALE DEED - FEE	Vacant	BOCHATEY LINDA S	[illegible]
[illegible]	006	[illegible]	[illegible]	35.55	[illegible]	[illegible]	SPEC WARR DEED - FEE	Vacant	FITZGERALD EDMUND WESTER	[illegible]
[illegible]	701	[illegible]	[illegible]	15	[illegible]	FOREST SERVICE ROAD [illegible] MCCLURE PASS AREA	WARRANTY DEED - FEE	Vacant	TAAM MAXWELL	[illegible]
[illegible]	012	[illegible]	[illegible]	40	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	DOMMER BRIAN A	[illegible]
[illegible]	003	[illegible]	[illegible]	72.2	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	ATKINS KRISTEN A	[illegible]
[illegible]	701	[illegible]	[illegible]	50	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	HOBBY DAN R	[illegible]
[illegible]	001	[illegible]	[illegible]	37.044	[illegible]	[illegible]	GEN WARR DEED - FEE	Vacant	BLAKE JACK E JR	[illegible]
[illegible]	001	[illegible]	[illegible]	36.845	[illegible]	[illegible]	WARRANTY DEED - NO FEE	Vacant	CRAIG FAMILY REVOCABLE TRUST	[illegible]
[illegible]	002	[illegible]	[illegible]	35	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	ROBINSON TYLER	[illegible]
[illegible]	001	[illegible]	[illegible]	35.11	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	REDICK DAVE	[illegible]
[illegible]	005	[illegible]	[illegible]	35	CRESTED BUTTE MEADOWS	[illegible]	WARRANTY DEED - FEE	Vacant	PURPLE MOUNTAIN PROPERTIES LLC	[illegible]
[illegible]	001	[illegible]	[illegible]	35.05	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	WADE MICHAEL AND SHELLEY TRUST	[illegible]
[illegible]	200	[illegible]	[illegible]	10.563	[illegible]	[illegible]	GEN WARR DEED - FEE	Vacant	SHEEP MOUNTAIN PARTNERS LLC	[illegible]
[illegible]	001	[illegible]	[illegible]	12.53	[illegible]	[illegible]	GEN WARR DEED - FEE	Vacant	HOLT MICHAEL G	[illegible]
[illegible]	701	[illegible]	[illegible]	10	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	ABERGER JOHANN	[illegible]
[illegible]	001	[illegible]	[illegible]	10.570	[illegible]	[illegible]	[illegible]	Vacant	R E D IS LLC	[illegible]
[illegible]	001	[illegible]	[illegible]	43	[illegible]	OHIO CREEK VALLEY	[illegible]	Vacant	MCDERMAND LYNN TYLER TRUST	[illegible]
[illegible]	001	[illegible]	[illegible]	13	[illegible]	OHIO CREEK VALLEY	[illegible]	Vacant	MCDERMAND LYNN TYLER TRUST	[illegible]
[illegible]	001	[illegible]	[illegible]	40	[illegible]	OHIO CREEK VALLEY	GEN WARR DEED - FEE	Vacant	MCDERMAND LYNN TYLER TRUST	[illegible]
[illegible]	001	[illegible]	[illegible]	10	[illegible]	OHIO CREEK VALLEY	GEN WARR DEED - FEE	Vacant	MCDERMAND LYNN TYLER TRUST	[illegible]
[illegible]	002	[illegible]	[illegible]	40.101	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	[illegible]	[illegible]
[illegible]	003	[illegible]	[illegible]	47.51	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	CROCKETTS ROSWELL L	[illegible]
[illegible]	002	[illegible]	[illegible]	35.00	[illegible]	[illegible]	[illegible]	Vacant	ZIMMERMAN JOSEPH D	[illegible]
[illegible]	001	[illegible]	[illegible]	40	[illegible]	[illegible]	[illegible]	Vacant	HEASLEY JEFF	[illegible]
[illegible]	005	[illegible]	[illegible]	35.224	[illegible]	[illegible]	[illegible]	Vacant	HORSE RANCH LLC	[illegible]
[illegible]	001	[illegible]	[illegible]	37.74	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	[illegible]	[illegible]
[illegible]	002	[illegible]	[illegible]	40.875	[illegible]	[illegible]	SPEC WARR DEED - FEE	Vacant	MCKENNA DANIEL	[illegible]
[illegible]	002	[illegible]	[illegible]	40.121	[illegible]	[illegible]	BARG & SALE DEED - FEE	Vacant	MULE LLC	43774 CROOKED STICK TER
[illegible]	002	[illegible]	[illegible]	40	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	CADWELL CHARLES WAYNE	[illegible]
[illegible]	012	[illegible]	[illegible]	40	[illegible]	[illegible]	GEN WARR DEED - FEE	Vacant	HENNING TRUST	PO BOX 412
[illegible]	001	[illegible]	[illegible]	72.118	[illegible]	[illegible]	GEN WARR DEED - FEE	Vacant	[illegible]	PO BOX 1465
[illegible]	001	[illegible]	[illegible]	75.85	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	ALLEN BROTHERS FARM LLC	[illegible]
[illegible]	002	[illegible]	[illegible]	35.558	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	MCCARTHY THOMAS LOUIS	[illegible]
[illegible]	002	[illegible]	[illegible]	37.451	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	MCCARTHY THOMAS LOUIS	[illegible]
[illegible]	002	[illegible]	[illegible]	35.02	[illegible]	[illegible]	[illegible]	Vacant	GOLDSTON HUGH OWEN	[illegible]
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[illegible]	002	[illegible]	[illegible]	40.032	[illegible]	[illegible]	[illegible]	Vacant	ELKHUNT LLC	[illegible]
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[illegible]	002	2014-11-28	$ 360,000	45.1	[illegible]	[illegible]	SPEC WARR DEED - FEE	Vacant	MULE LLC	[illegible]
[illegible]	002	[illegible]	[illegible]	40.077	[illegible]	[illegible]	SPEC WARR DEED - FEE	Vacant	ELKHUNT LLC	[illegible]
[illegible]	002	[illegible]	[illegible]	42.049	[illegible]	[illegible]	SPEC WARR DEED - FEE	Vacant	LAED THOMAS D	[illegible]
[illegible]	008	[illegible]	[illegible]	35.1	[illegible]	152 WILLOW LN, RIVERBEND	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	017	[illegible]	[illegible]	38.52	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	006	[illegible]	[illegible]	35.1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	002	[illegible]	[illegible]	35.113	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	001	[illegible]	[illegible]	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	704	[illegible]	[illegible]	35.452	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	005	[illegible]	[illegible]	35.102	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	002	[illegible]	[illegible]	35.5	[illegible]	CARDINELL DRAW RD WILLOW CREEK DRAINAGE	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	002	[illegible]	[illegible]	52.8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	001	[illegible]	[illegible]	35.14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PO BOX 2411
[illegible]	002	[illegible]	[illegible]	35.01	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	002	[illegible]	[illegible]	35.01	[illegible]	[illegible]	[illegible]	[illegible]	MESA VALLEY GROUP INC	[illegible]
[illegible]	002	[illegible]	[illegible]	35.01	[illegible]	[illegible]	[illegible]	[illegible]	MESA VALLEY GROUP INC	[illegible]
[illegible]	002	[illegible]	[illegible]	35.06	[illegible]	[illegible]	[illegible]	[illegible]	MASSEY JOSEPH THOMAS	[illegible]
[illegible]	006	[illegible]	[illegible]	47.14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	001	[illegible]	[illegible]	35.05	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	001	[illegible]	[illegible]	48.11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	001	[illegible]	[illegible]	35.01	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Sales R032268 & R025477

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 # 37

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R025478	2017	601	3975-000-00-007

PROPERTY OWNER	LEGAL DESCRIPTION
KOZLOWSKI DAVID E 308 E VIRGINIA AVE GUNNISON, CO 81230-2150	NW4NE4. SEC 12 48N1W #579908

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		72,530	72,530
TOTALS		$72,530	$72,530

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 # 37

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.)

$55,000

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.)

See other

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

970215-8558
Telephone Number

9/15/14
Date

*Attach letter of authorization signed by property owner.

CBOE # 37

EXHIBIT A
Page 1 of 1

Table 1

Account Number	District	Econ Area	Sale Date	Sale Price	House Quality Sqft	Acres	Year Built	Subdivision	Location Address	Type of Document	Im/Vacant	Owner(s)	Owner2	Address1	Address2	Address3
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	36.34	[illegible]		[illegible]	[illegible]	[illegible]	ROCHATEY LINDA S		PO BOX 582		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	35.58	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	FITZGERALD EDMUND WESTER		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	TAAM MAXWELL		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40	[illegible]		[illegible]	[illegible]	[illegible]	DOMMER BRIANA		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	72.2	[illegible]		[illegible]	[illegible]	[illegible]	ATKINS KIRSTEN A		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	80	0	RAGGED MOUNTAIN RESERVE	[illegible]	[illegible]	[illegible]	HOBBY DAN R		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	5308	37.044	2016	EAGLE RIDGE RANCH SUBD	[illegible]	[illegible]	[illegible]	BLAKE JACK E JR		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]		0	38.845	0	STAR MOUNTAIN RANCH SUBD	500 KESTREL DR, OHIO CREEK VALLEY	[illegible]	[illegible]	CRAIG FAMILY REVOCABLE TRUST		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	35	0	GUNNISON RANCH (AKA ROMER TRACTS)	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	36.14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	35	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	35.05	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40.548	[illegible]	[illegible]	EIGHTH ST, CRESTED BUTTE	[illegible]	[illegible]	SHEEP MOUNTAIN PARTNERS LLC		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	42.53	[illegible]	[illegible]	ROARING JUDY RD, JACKS CABIN AREA	[illegible]	[illegible]	HOLT MICHAEL G		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	ABERGER JOHANN		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40.579	[illegible]	[illegible]	1260 RED MTN RANCH UPPER LOOP, UPPER EAST RIVER VA	GEN WARR DEED - FEE	[illegible]	R E D 15 LLC		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40	[illegible]		, OHIO CREEK VALLEY	GEN WARR DEED - FEE	[illegible]	MCDERMAND LYNN TYLER TRUST		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40	[illegible]		, OHIO CREEK VALLEY	GEN WARR DEED - FEE	[illegible]	MCDERMAND LYNN TYLER TRUST		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40	[illegible]		, OHIO CREEK VALLEY	GEN WARR DEED - FEE	[illegible]	MCDERMAND LYNN TYLER TRUST		[illegible]		
[illegible]	[illegible]	8	2015-08-24	$ 800,000	0	40	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40.191	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	47.51	0	DAVENPORT RANCH (SUBD)	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	8	2015-07-14	$ 88,300	0	35.03	0	CEBOLLA RIVER RANCHES	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	144	40	2004			[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	35.724	[illegible]	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	HORSE RANCH LLC		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	37.74	[illegible]	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	NELSON HELEN O REVOCABLE TRUST HELEN O &		[illegible]		
[illegible]	[illegible]	8	2015-04-23	$ 90,000	0	40.075	[illegible]	[illegible]	[illegible]	SPEC WARR DEED - FEE	Vacant	MCKENNA DANIEL		[illegible]		
[illegible]	[illegible]	8	2015-02-23	$ 80,000	0	40.124	[illegible]	[illegible]	[illegible]	BARG & SALE DEED - FEE	Vacant	MULE LLC		[illegible]		
[illegible]	[illegible]	8	2015-01-21	$ 90,000	0	40	[illegible]			WARRANTY DEED - FEE	Vacant	CADWELL CHARLES WAYNE		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	72.118	[illegible]	[illegible]	75 EAGLE TRAIL DR, OHIO CREEK VALLEY	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	[illegible]	2005		[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	8	2014-12-24	$ 135,000	0	[illegible]	[illegible]		[illegible]	WARRANTY DEED - FEE	Vacant	MCCARTHY THOMAS LOUIS		PO BOX 571		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	37.454	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]		PO BOX 571		
[illegible]	[illegible]	8	2014-12-15	$ 308,700	1365	36.02	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	80	[illegible]		[illegible]	SPEC WARR DEED - FEE	Vacant	CBM RANCH LLC		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40.092	0	GOOSE CREEK ESTATES	GOOSE CREEK RD, POWDERHORN AREA	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40.087	[illegible]	[illegible]	GOOSE CREEK RD POWDERHORN AREA	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	8	2014-11-24	$ 380,000	0	46.1	[illegible]	[illegible]	GOOSE CREEK RD POWDERHORN AREA	SPEC WARR DEED - FEE	Vacant	MULE LLC		[illegible]		
[illegible]	[illegible]	8	2014-11-26	$ 380,000	0	40.087	[illegible]	[illegible]	GOOSE CREEK RD, POWDERHORN AREA	SPEC WARR DEED - FEE	Vacant	ELKHUNT LLC		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	40.049	0	GOOSE CREEK ESTATES	GOOSE CREEK RD POWDERHORN AREA	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	8	2014-11-06	$ 110,334	[illegible]	[illegible]	[illegible]		TAYLOR PARK	[illegible]	[illegible]	[illegible]		324 EAYRESTOWN RD		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	144	[illegible]	[illegible]	[illegible]	5020 ARMITAGE SPRINGS RD WILLOW CREEK DRAINAGE	[illegible]	[illegible]	[illegible]		PO BOX 314		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]			GEN WARR DEED - FEE	Vacant	MERRIFIELD STEVEN L		3750 COUNTY ROAD 737		
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	757 RIDGE RD CRESTED BUTTE SOUTH	GEN WARR DEED - FEE	Vacant	COWLING MICHAEL J REVOCABLE TRUST		PO BOX 3245		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	40	0	RAGGED MOUNTAIN RESERVE	FOREST SERVICE ROAD 898, MCCLURE PASS AREA	WARRANTY DEED - FEE	Vacant	ABERGER JOHANN		442 EUCLID AVE		
[illegible]	[illegible]	1	2014-07-08	$ 325,000	[illegible]	78.64	0		[illegible]	[illegible]	[illegible]	[illegible]		5910 N CENTRAL EXPY STE 1560		
[illegible]	[illegible]	8	2014-07-07	$ 80,000	[illegible]	36.03	0	CEBOLLA RIVER RANCHES	[illegible]	[illegible]	[illegible]	[illegible]		4242 LOMO ALTO DR APT N104		
[illegible]	[illegible]	1	2014-07-08	$ 325,000	[illegible]	78.64	0		STATE HIGHWAY 135 , GUNNISON	[illegible]	[illegible]	[illegible]		5910 N CENTRAL EXPY STE 1560		
[illegible]	[illegible]	8	2014-08-30	$ 79,000	[illegible]	80	0		PINE CREEK MESA / BLUE MESA AREA	[illegible]	[illegible]	[illegible]		4846 CEDAR RD		
[illegible]	[illegible]	8	2014-08-24	$ 112,500	[illegible]	40	0	GUNNISON HIGHLANDS NORTH		[illegible]	[illegible]	[illegible]		15905 W 60TH CIR		
[illegible]	[illegible]	8	2014-08-15	$ 2,070,000	[illegible]	36.92	0			GEN WARR DEED - FEE	Vacant	MARBLE AIRFIELD LLC		PO BOX 1880		
[illegible]	[illegible]	8	2014-05-10	$ 249,000	[illegible]	35.4	[illegible]	[illegible]	[illegible]	WARRANTY DEED - FEE	Vacant	TURNER STEPHEN A		2601 OCEAN DR		
[illegible]	[illegible]	1	2014-05-14	$ 49,000	[illegible]	41.85	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		PO BOX 1157		
[illegible]	[illegible]	8	2014-04-02	$ 225,000	[illegible]	35.1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		778 W SHERIDAN AVE		
[illegible]	[illegible]	8	2014-03-06	$ 75,000	[illegible]	40	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]		855 LEYDEN ST		
[illegible]	[illegible]	8	2014-02-26	$ 700,000	[illegible]	40	[illegible]		, OHIO CREEK VALLEY	[illegible]	[illegible]	[illegible]		58 PALMER WOODS DR		
[illegible]	[illegible]	8	2014-02-26	$ 700,000	[illegible]	40	[illegible]		, OHIO CREEK VALLEY	[illegible]	[illegible]	[illegible]		58 PALMER WOODS DR		
[illegible]	[illegible]	8	2014-02-12	$ 260,300	[illegible]	[illegible]	[illegible]	[illegible]	CEBOLLA RIVER RD CEBOLLA CREEK DRAINAGE	[illegible]	[illegible]	[illegible]		3 PEBBLE DR		
[illegible]	[illegible]	8	2014-02-01	$ 185,000	[illegible]	36.054	[illegible]		LAKE FORK OF THE GUNNISON DRAINAGE	SPEC WARR DEED - FEE	Vacant	BACON DEAN A		10090 COUNTY ROAD 113		
[illegible]	[illegible]	8	2014-01-26	$ 140,000	[illegible]	[illegible]	[illegible]		, QUARTZ CREEK AREA	WARRANTY DEED - FEE	Vacant	JUDADETC FAMILY TRUST THE C/O JIM SIMS		400 N 11TH ST		
[illegible]	[illegible]	8	2013-12-27	$ 180,000	[illegible]	40	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]		600 W TOMICHI AVE		
[illegible]	[illegible]	8	2013-12-23	$ 225,000	[illegible]	35.432	[illegible]		[illegible]	[illegible]	Vacant	SCHAAF TIMOTHY J		6051 STATE RD		
[illegible]	[illegible]	6	2013-12-09	$ 320,000	[illegible]	35.182	[illegible]	[illegible]	2727 RED MOUNTAIN RANCH RD, UPPER EAST RIVER VALLE	WARRANTY DEED - FEE	Vacant	CYR THOMAS R		11 BITTERSWEET CIR APT 81		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	35.5	[illegible]	[illegible]	CARDINELL DRAW RD WILLOW CREEK DRAINAGE	WARRANTY DEED - FEE	Vacant	BRADY TIMOTHY K		2367 1/2 RIDGEWAY CT		
[illegible]	[illegible]	8	2013-11-05	$ 73,900	0	52.8	[illegible]		TAYLOR PARK	WARRANTY DEED - FEE	Vacant	KEMPFE TIMOTHY G		517 MALLARD LN		
[illegible]	[illegible]	6	2013-10-24	$ 375,000	0	35.14	[illegible]	[illegible]	BEAR PAW TRL, JACKS CABIN AREA	GEN WARR DEED - FEE	Vacant	CAMP TERRY ALLEN		PO BOX 2411		
[illegible]	[illegible]	8	2013-10-21	[illegible]	[illegible]	35.01	[illegible]	[illegible]	[illegible]	[illegible]	Vacant	SAWTOOTH VENTURES LLC		1600 S SHERIDAN BLVD STE 307		
[illegible]	[illegible]	8	2013-10-17	[illegible]	[illegible]	35.01	[illegible]	[illegible]		QUIT CLAIM DEED - FEE	Vacant	MESA VALLEY GROUP INC		1600 S SHERIDAN BLVD STE 307		
[illegible]	[illegible]	8	2013-10-17	[illegible]	[illegible]	35.01	[illegible]	[illegible]	COUNTY ROAD 29 , BLUE MESA RESERVOIR AREA	QUIT CLAIM DEED - FEE	Vacant	MESA VALLEY GROUP INC		1600 S SHERIDAN BLVD STE 307		
[illegible]	[illegible]	8	2013-10-17	[illegible]	[illegible]	35.08	[illegible]	[illegible]	[illegible]	QUIT CLAIM DEED - FEE	Vacant	MASSEY JOSEPH THOMAS		5011 S AUCKLAND CT		
[illegible]	[illegible]	6	2013-08-22	[illegible]	[illegible]	47.14	[illegible]	[illegible]	HIDDEN MINE RD, UPPER EAST RIVER VALLEY	[illegible]	Vacant	CONN IRA M		PO BOX 4163		
[illegible]	[illegible]	6	2013-07-30	[illegible]	[illegible]	35.06	[illegible]	[illegible]	3433 ASPEN MOUNTAIN RD, JACKS CABIN AREA	[illegible]	Vacant	[illegible]		6408 GLENDORA AVE		
[illegible]	[illegible]	8	2013-07-29	[illegible]	[illegible]	48.11	0			GEN WARR DEED - FEE	Vacant	GADDIS DONALD O REVOCABLE TRUST DONALD		10011 JAMES RD		
[illegible]	[illegible]	6	2013-07-09	[illegible]	[illegible]	36.04	0	DANNI RANCH SUBDIVISION	447 HOMESTEAD LN, UPPER EAST RIVER VALLEY	WARRANTY DEED - FEE	Vacant	DAEG PROPERTIES LLC		8807 AVONDALE DR		

Sales R032268 & R025477