2018 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, 2018
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

CBOE # 4

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R017758	2018	200	3255-031-80-001

AGENT	LEGAL DESCRIPTION
STERLING PROPERTY TAX SPECIALISTS INC 950 S CHERRY ST STE 320 DENVER, CO 80246-2663 OWNER: COMMUNITY BANKS OF COLORADO	LOTS 1-6 BLK 36 CRESTED BUTTE #526975

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial NBH 503 6th st DJ		1,641,200	1,641,200
TOTALS		$1,641,200	$1,641,200

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.

Received
County Administration
9/10/18

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.

RECEIVED
SEP 04 2018
By LP

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

CBOE # 4

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

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.)

$ 897,500

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.)

We are taking an administrative Denial and will file to BAA to be consolidated with the 2017 appeal.

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: Barb K Magnuson

Telephone Number: 303-757-8865

Date: 9/5/18

*Attach letter of authorization signed by property owner.

CBOE # 4

EXHIBIT A
Page 1 of 1

STERLING
PROPERTY TAX SPECIALISTS, INC.

950 S. Cherry Street
Suite 320
Denver, CO 80246
303.757.8865
fax 303.757.7691
www.sterlingpts.com

September 5, 2018

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230

RE: 2018 Board of Equalization Appeals

Dear Board,

Please find enclosed the 2018 Board of Equalization appeal for the attached schedule number:

R017758

Please contact our office to discuss any question or concerns you may have regarding this case.

Sincerely,

Liliana Perez
Assistant to Barry J. Goldstein &
Kendra L. Goldstein

CERTIFIED MAIL®

STERLING
PROPERTY TAX SPECIALISTS, INC.

950 S. Cherry Street
Suite 320
Denver, CO 80246

7017 1450 0001 8784 6641

U.S. POSTAGE PAID
FCM LETTER
DENVER, CO
80246
SEP 06 18
AMOUNT
$6.70
R2304M110299-08

Gunnison County Board Of Equalization
200 E. Virginia Ave
Gunnison, CO 81230

Received
ity Administration
9/10/18

1st NOTICE
2nd NOTICE
RETURNED

81230

1000

8123082248 0001

LETTER OF AUTHORIZATION

November 2, 2016

Sterling Property Tax Specialists, Inc.
950 South Cherry Street, Suite 320
Denver, Colorado 80246

RE: 2017 and 2018 Property Tax Assessment Matters

Gentlemen:

The undersigned, as owner(s) of property located in Gunnison County, Colorado, at SEE ATTACHED, and more particularly described on Assessor's Notice of Valuation, Schedule No(s). SEE ATTACHED hereby authorizes Sterling Property Tax Specialists, Inc. and Goldstein Law Firm, LLC, to act as agent on my behalf regarding all 2017 and 2018 property tax assessment matters, and obtain any and all documents relating thereto and file any protests necessary. This Authorization shall be effective as of the date set forth above.

COMMUNITY BANKS OF COLORADO,
A Division of NBH Bank

Joseph C. Schwecke

Joseph C. Schwecke, Director of Facilities and Security

Telephone: 720-529-3320

Elizabeth Mense

From: Senior Admin <senioradmin@sterlingpts.com>
Sent: Thursday, September 27, 2018 4:21 PM
To: CBOE
Subject: BOE Hearing - 10/1/2018 - R017758

Hello Liz,

I am responding to the hearing notice we received for schedule #R017758 scheduled for 10/1 @ 10:45am. I just wanted to verify that we are taking an Administrative Denial and will not be attending the hearing.

Thank you,

Nina Langston | Senior Administrative Assistant | E- mail: senioradmin@sterlingpts.com
Office: 303-757-8865 | Fax: 303-757-7691

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