CBOE # 9

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

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R002310	2018	100	3787-021-42-003

PROPERTY OWNER	LEGAL DESCRIPTION
PAVKOV FRANK PO BOX 3151 CRESTED BUTTE, CO 81224-3151	LOTS 12-13 BLK 3 RIO GRANDE ADDN #644485

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial		99,380	90,430
TOTALS		$99,380	$90,430

Received
County Administration
9/17/18

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.

Value reflects a correction to your record. Purchase of property was beyond the timeframe used for the current valuation cycle.

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.

CBOE # 9

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.)

$ 66,310

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.)

Purchase price 66,310.
The actual square footage is 396, and on the 2017 real property notice they have 768 square feet. I have copy 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.

Frank Parker — Signature
330-414-6625 — Telephone Number
9-13-18 — Date

*Attach letter of authorization signed by property owner.

CBOE # 9

EXHIBIT A
Page 1 of 1

file

2017 REAL PROPERTY NOTICE OF VALUATION

Gunnison County
COLORADO

Kristy McFarland
Gunnison County Assessor
221 N. Wisconsin St., Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2017
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R002310	2017	100	3787-021-42-003

PROPERTY OWNER	LEGAL DESCRIPTION
1214 2 AV 0.373 **<5>**1/2**G50*****AUTO**5-DIGIT 81201 PAVKOV FRANK PO BOX 3151 CRESTED BUTTE CO 81224-3151	LOTS 12-13 BLK 3 RIO GRANDE ADDN #644485

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2014	CURRENT YEAR ACTUAL VALUE as of June 30, 2016	+ OR - CHANGE
Commercial	66,310	99,380	+33,070
TOTALS	$66,310	$99,380	+$33,070

The tax bill you receive next January will be based on the current year actual value shown above. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.14

ELECTRICITY:	Installed
SEWER:	Central To Site Not Yet Installed
WATER:	Domestic To Site Not Yet Installed
SITE ACCESS:	Year Round
	Year Around Govt Maintained

OTHER ATTRIBUTES:
- Scenic Or Above Average Views
- Curbs And Or Gutter

SUBDIVISION:
- Rio Grande Addition (Gunnison)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Warehouse
BUILDING DESCRIPTION:	Storage Warehouse
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Minimum
EFFECTIVE YEAR BUILT:	1972
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	768 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

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Go to eNoticesOnline.com and register with this code:
GNN-CHFA9KD8

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY.

CBOE # 9

2017 REAL PROPERTY NOTICE OF VALUATION

EXHIBIT B
Page 1 of 1

Gunnison County
COLORADO

Kristy McFarland
Gunnison County Assessor
221 N. Wisconsin St., Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2017
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R070609	2017	619	3257-070-18-024

PROPERTY OWNER	LEGAL DESCRIPTION
1214 2 AV 0.373 **<5>**2/2**G50*****AUTO**5-DIGIT 81201 PAVKOV FRANK PO BOX 3151 CRESTED BUTTE CO 81224-3151	UNIT 102 CIMARRON BLDG STALLION PARK CONDOMINIUMS #622484

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2014	CURRENT YEAR ACTUAL VALUE as of June 30, 2016	+ OR - CHANGE
Residential	187,920	197,760	+9,840
TOTALS	$187,920	$197,760	+$9,840

The tax bill you receive next January will be based on the current year actual value shown above. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	

OTHER ATTRIBUTES:	

SUBDIVISION:	Buckhorn Ranch Filing 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo <= 3 Stories
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2006
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,121 sq ft
BASEMENT:	
GARAGE:	Built In: 293 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	Stallion Park Condominiums

Go paperless next year!
Go to eNoticesOnline.com and register with this code:
GNN-CHFA9KD8

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY.

Pavkov
P.O. Box 3151
Crested Butte, CO
81224

CBOE # 9

UNITED STATES POSTAL SERVICE
1000

81230

U.S. POSTAGE PAID
FCM LETTER
CRESTED BUTTE, CO
81224
SEP 13, 18
AMOUNT
$0.00
R2305E123483-06

FOREVER

Received
County Administration
9/17/18

Gunnison County Board of Equilization
200 E. Virginia Ave
Gunnison, CO 81230

81230$2248 C001