CBOE # 14

Gunnison County
COLORADO

# 2018 REAL PROPERTY NOTICE OF DETERMINATION

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 |
|---|---|---|---|
| R042370 | 2018 | 100 | 3701-362-12-008 |

| PROPERTY OWNER | LEGAL DESCRIPTION |
|---|---|
| NEHRER WILLIAM<br>4465 ESTA LN<br>SOQUEL, CA 95073-2100 | LOT 2 GUNNISON CENTER PHASE 1C #547334 |

| PROPERTY CLASSIFICATION | PROPERTY OWNER'S ESTIMATE OF VALUE | ASSESSOR'S VALUATION | |
|---|---|---|---|
| | | ACTUAL VALUE PRIOR TO REVIEW | ACTUAL VALUE AFTER REVIEW |
| Commercial<br>Received<br>County Administration<br>9/18/17 | | 975,380 | 975,380 |
| TOTALS | | $975,380 | $975,380 |

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.**

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## 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.)

$ 688,272

**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.)

- Same ~~ass~~ "total assessed value" per sq. ft as average of 10 comparable properties in Gunnison. see attached material / explanation
- Recent sales! too few and not comparable

## 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 |
|---|---|---|
| William Nehrer | 408-348-1852 | 9/15/18 |

*Attach letter of authorization signed by property owner.

NEHRER
4465 Esta Lane
Soquel, CA 95073

CERTIFIED MAIL

7018 0680 0001 5688 6624

UNITED STATES POSTAL SERVICE

1000

81230

U.S. POSTAGE PAID
FCM LETTER
CAPITOLA, CA
95010
SEP 15, 18
AMOUNT
$4.16
R2304P118785-08

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1st NOTICE
2nd NOTICE
RETURNED

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

attn: Property Tax Appeals

2248 0001

# 1140 N Main St
# Gunnison, CO 81230

Account Number R042370

Parcel Number 3701-362-12-008

Property Tax Assessment Appeal

September 15, 2018

William Nehrer, Property Owner

W.N. 9/15/18

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EXHIBIT A
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# Proposed Assessed Value change

- Using "Total Assessed Value"
  (https://qpublic.schneidercorp.com/Application.aspx?AppID=1013&LayerID=20774&PageTypeID=4&PageID=8994&Q=1816151962&KeyValue=R042370)
- Because Total Assessed Value x Mil Levy = Property Tax
- Average of 10 comparable properties is $35 Total Assessed Value / Sq ft ( year 2017 )
  - ALTA GAS
  - CONOCO SERVICE FOOD PLAZA
  - POWERSTOP
  - TRUE VALUE
  - PALISADES
  - COMMUNITY BANKS CO
  - WET GROCER LIQUORS
  - STD TIRE
  - TRACTOR SUPPLY
  - GUNNY LUBE (SUBJECT) [including $49.6 / sq ft current assessment]
- Propose to change GUNNY LUBE (SUBJECT)
  **from $50 to $35** Total Assessed Value / Sq ft
- Propose to Change Actual Value:
  **from $975,380 to $688,272 (average assessment of 10 comparable properties)**

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EXHIBIT A
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# The Gunny Lube Center
# 1140 N Main Street, Gunnison 81230

- Retail Space 5,982 sq ft (Assessed Value / Sq ft)
  - 2240 sq ft LIGHT AUTOMOTIVE SERVICES and Oil Sales (37%)
    Comparable to Standard Tire, Conoco
  - 3742 sq ft LIGHT COMMERCIAL/RETAIL (63%)
    Comparable to Powerstop, True Value, Tractor Supply
  - Recent Sale Gunnison Tire NOT APPLICABLE comparable
    Sales Price included business sale

- % Ad Volerum Tax Change %
  - Similar Local Gunnison Business/Rental history as
    Powerstop, Palisades, Auto Corral, True Value
  - 1140 N Main Rental Income Down -23% from 2004 to 2017

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EXHIBIT A
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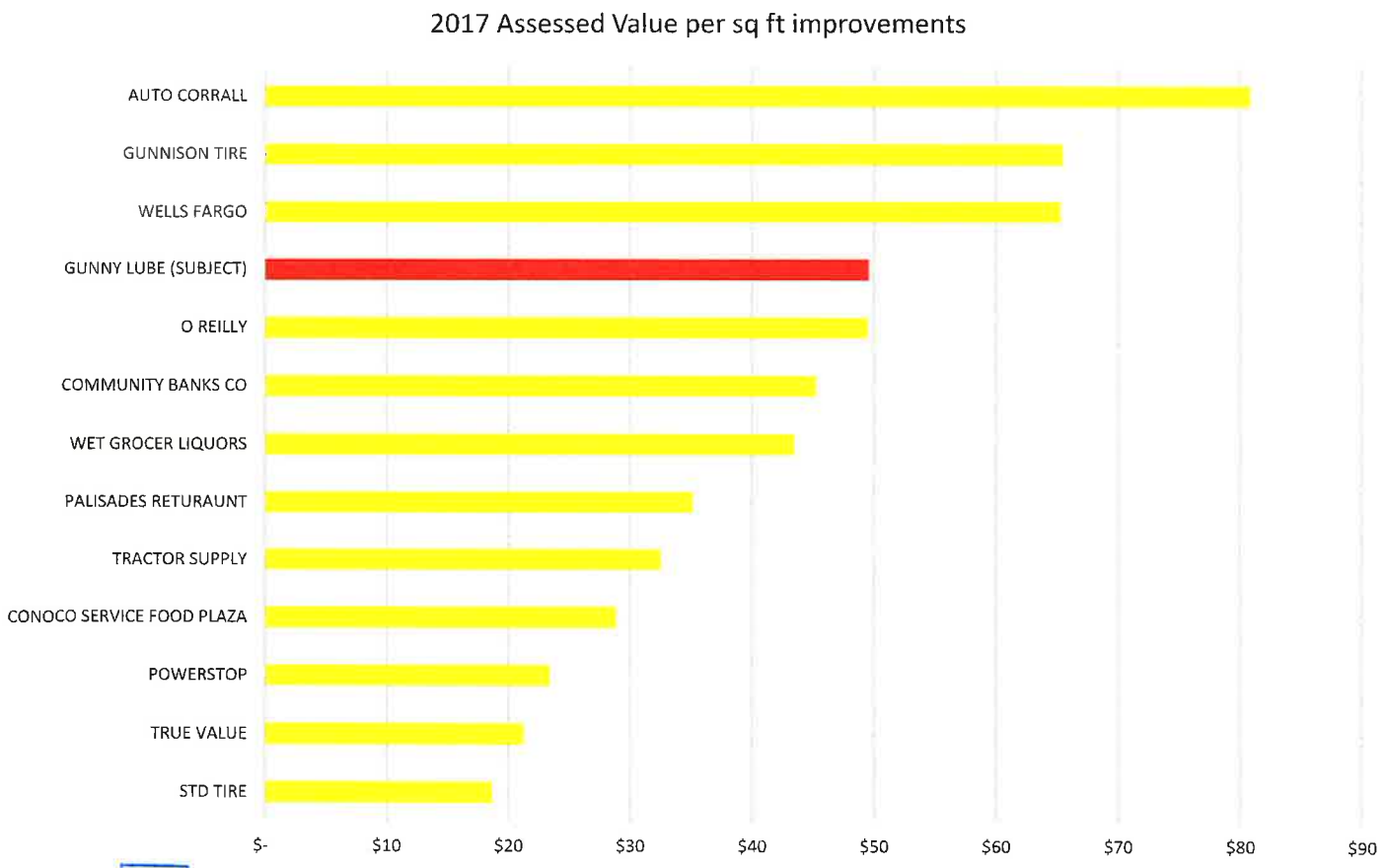
M.N.
9/15/18




- AUTO CORRALL retail inventory and "sales floor" outside
- GUNNISON TIRE recent sales includes value of business
- O'REILLY and COMMUNITY BANKS, WELLS FARGO, and TRACTOR SUPPLY are corporate entities with different P/L goals
- 1140 N Main Assessed Value far exceeds all similar local businesses

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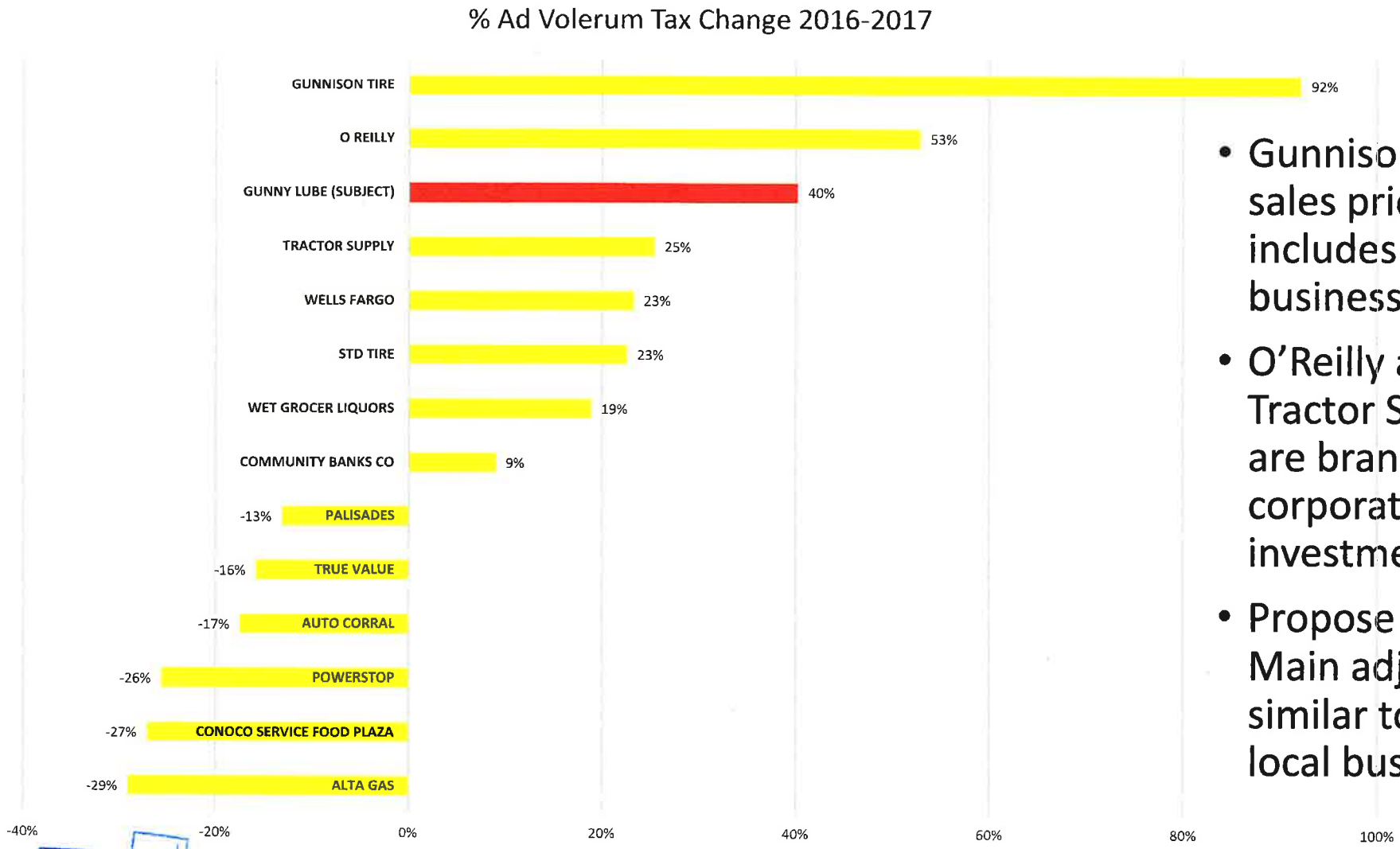
Am. N.
9/15/18




- Gunnison Tire sales price includes price of business
- O'Reilly and Tractor Supply are brand new corporate investments
- Propose 1140 N Main adjusted similar to other local businesses

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M.R. 9/15/18

# Data from: Gunnison Assessor's Property Search db

| PROPERTY (BUSINESS NAME) | | SQ FT | VALUE 2017 | ASS VALUE 2017 | ASS VALUE 2016 | value/sqft | 2017 ass/sqft | ass value 2016-2017 |
|---|---|---|---|---|---|---|---|---|
| **GUNNY LUBE (SUBJECT)** | **1140 n main** | **5,705** | **$ 975,380** | **$ 282,870** | **$ 202,530** | **$ 171** | **$ 50** | **40%** |
| GUNNISON TIRE | 508 W TOMICHI | 1,580 | $ 356,980 | $ 103,520 | $ 54,100 | $ 226 | $ 66 | 91% |
| AUTO CORRALL | 1198 N MAIN | 2,050 | $ 571,340 | $ 165,690 | $ 201,530 | $ 279 | $ 81 | -18% |
| CONOCO SERVICE FOOD PLAZA | 201 E TOMICHI | 2,748 | $ 272,440 | $ 79,290 | $ 109,150 | $ 99 | $ 29 | -27% |
| WET GROCER LIQUORS | 202 E TOMICHI | 2,897 | $ 433,970 | $ 125,850 | $ 106,300 | $ 150 | $ 43 | 18% |
| PALISADES RETURAUNT | 820 N MAIN | 4,200 | $ 508,740 | $ 147,540 | $ 170,500 | $ 121 | $ 35 | -13% |
| POWERSTOP | 905 n main | 4,217 | $ 339,330 | $ 98,410 | $ 132,780 | $ 80 | $ 23 | -26% |
| COMMUNITY BANKS CO | 1100 N MAIN | 5,500 | $ 857,670 | $ 248,720 | $ 229,100 | $ 156 | $ 45 | 9% |
| STD TIRE | 412 w tomichi | 7,028 | $ 451,810 | $ 131,030 | $ 107,330 | $ 64 | $ 19 | 22% |
| O REILLY | 1129 n main | 7,415 | $ 1,264,970 | $ 366,850 | $ 240,910 | $ 171 | $ 49 | 52% |
| TRACTOR SUPPLY | 1125 n main | 22,900 | $ 2,566,130 | $ 744,170 | $ 595,820 | $ 112 | $ 32 | 25% |
| TRUE VALUE | 1000 N MAIN | 31,368 | $ 2,295,940 | $ 665,820 | $ 793,710 | $ 73 | $ 21 | -16% |

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