# 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 # 5

| ACCOUNT NUMBER | TAX YEAR | TAX AREA | PARCEL NUMBER |
|---|---|---|---|
| R030631 | 2018 | 612 | 3773-000-00-009 |

| PROPERTY OWNER | LEGAL DESCRIPTION |
|---|---|
| DUFON JOHN L III<br>315 YOUNGBLOOD RD<br>WAXAHACHIE, TX 75165-8978 | LOT 11 SEC 36 49N6W 53.91A B726 P947 #489753 #489754 |

| PROPERTY CLASSIFICATION | PROPERTY OWNER'S ESTIMATE OF VALUE | ASSESSOR'S VALUATION | |
|---|---|---|---|
| | | ACTUAL VALUE PRIOR TO REVIEW | ACTUAL VALUE AFTER REVIEW |
| Agricultural Land | | 2,620 | 2,620 |
| Residential | | 37,760 | 37,760 |
| TOTALS | | $40,380 | $40,380 |

Received
County Administration
9/13/18

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.*

*The structure on your property is correctly classified as a residential dwelling that is not integral to agricultural operations*

**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 # 5

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.)

$ 50,000

**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 issue isn't the assessed value of the property it's the classification as residential. The property/structure is utilized only for agricultural purposes. There is no water, septic, electricity, heat or sleeping quarters.

## 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 | 970-935-0649<br>Telephone Number | 9-8-18<br>Date |
|---|---|---|

*Attach letter of authorization signed by property owner.

CBOE # 5

EXHIBIT A
Page 1 of 1

September 8, 2018

Dear Gunnison County Board of Equalization:

I am requesting re-consideration be given to the residential classification of a portion of my 54 acre property located in rural Gunnison County. The property has been in my family since the early 90s (inluding the line camp structure built in 1993) and has been used for summer grazing since that time. There is no residential utilization of the property or the structure. There is no water, electricity, sewer/septic, heat or sleeping quarters. It is a shell utilized for storage. In the 25 years I have owned the propoerty I have not spent a single night there. Sleeping in an old building on a concrete floor with rodents isn't appealing when I own multiple homes in the area that are very nice.

I am an absentee owner (live in Dallas most of the year and Telluride part-time). This property serves no purpose other than summer grazing. I'm glad to answer any questions and provide any additional infomration that can put this issue to rest.

John L DuFon

John Du Fon
315 Youngblood Rd.
Waxahachie, TX 75165

7018 1130 0002 3210 5752

1000

81230

U.S. POSTAGE PAID
FCM LETTER
WAXAHACHIE, TX
75165
SEP 10 '18
AMOUNT
$6.20
R2305H126429-04

FOREVER

SEP 10 2018
WAXAHACHIE TEXAS
USPS

Received
County Administration
9/13/18

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

1st NOTICE
2nd NOTICE
RETURNED

81230C225 C001