CBOE # 1

# 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 |
|---|---|---|---|
| R033808 | 2018 | 601 | 3701-000-00-160 |

| PROPERTY OWNER | LEGAL DESCRIPTION |
|---|---|
| CREST VIEW LLC<br>240 CREST VIEW DR<br>GUNNISON, CO 81230<br><br>AGENT: GLATIOTIS PETE | 40.01 AC IN E2SE4. SEC 25 50N1W #636102 |

| PROPERTY CLASSIFICATION | PROPERTY OWNER'S ESTIMATE OF VALUE | ASSESSOR'S VALUATION | |
|---|---|---|---|
| | | ACTUAL VALUE PRIOR TO REVIEW | ACTUAL VALUE AFTER REVIEW |
| Vacant<br>Received<br>County Administration<br>9/14/18 | 62073 | 156,960 | 156,960 |
| TOTALS | 62,073 | $156,960 | $156,960 |

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.*

*Current valuation is supported by comparable sales (e.g. R043644 and R008885)*

**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 # 7

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.)

$ 62,073

**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.)

I have other propertys - ALL decreased in value by at least 7% SEE ATTACHED And they were prime Residential Lots and VACANT LAND

## 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: [signature]

Telephone Number: 970 209 9015

Date: 9/13/18

*Attach letter of authorization signed by property owner.

CBOE # 7

EXHIBIT A
Page 1 of 1

Gunnison County

# 2017 REAL PROPERTY NOTICE OF VALUATION

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 |
|---|---|---|---|
| R033808 | 2017 | 601 | 3701-000-00-160 |

| PROPERTY OWNER | LEGAL DESCRIPTION |
|---|---|
| 2279 2 AV 0.373 **<9>**2/5**G50*****AUTO**5-DIGIT 81201<br>CREST VIEW LLC<br>240 CREST VIEW DR<br>GUNNISON CO 81230-9275 | 40.01 AC IN E2SE4. SEC 25 50N1W #636102 |

| PROPERTY CLASSIFICATION | PRIOR YEAR ACTUAL VALUE as of June 30, 2014 | CURRENT YEAR ACTUAL VALUE as of June 30, 2016 | + OR - CHANGE |
|---|---|---|---|
| Vacant | 68,970 | 156,960 | +87,990 Wrong! |
| TOTALS | $68,970 | $156,960 | +$87,990 |

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 |
|---|---|---|
| 35 Ac To L/T 100 Ac | Vacant | 40.01 |

| | |
|---|---|
| ELECTRICITY: | No |
| SEWER: | None |
| WATER: | None |
| SITE ACCESS: | Year Round |
| OTHER ATTRIBUTES: | |
| SUBDIVISION: | |

## PRIMARY IMPROVEMENT

| | |
|---|---|
| OCCUPANCY TYPE: | |
| BUILDING DESCRIPTION: | |
| CONSTRUCTION QUALITY: | |
| EXTERIOR CONDITION: | |
| EFFECTIVE YEAR BUILT: | |
| PERCENT COMPLETE: | |
| ABOVE GRADE LIVING AREA: | |
| BASEMENT: | |
| GARAGE: | |
| TOTAL IMPROVEMENTS ON ACCOUNT: | |
| CONDOMINIUM: | |

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

CBOE # 7

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Gunnison County

# 2017 REAL PROPERTY NOTICE OF VALUATION

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 |
|---|---|---|---|
| M031121 | 2017 | 601 | 3789-030-02-002 |

| PROPERTY OWNER | LEGAL DESCRIPTION |
|---|---|
| 2279 2 AV 0.373 **<9>**1/5**G50*****AUTO**5-DIGIT 81201<br>CREST VIEW LLC<br>240 CREST VIEW DR<br>GUNNISON CO 81230-9275 | 40.01 AC IN E2SE4. SEC 25 50N1W 1995 SHA 28 X56<br>#13514700 A & B LAND OWNED BY CREST VIEW LLC |

| PROPERTY CLASSIFICATION | PRIOR YEAR ACTUAL VALUE as of June 30, 2014 | CURRENT YEAR ACTUAL VALUE as of June 30, 2016 | + OR - CHANGE |
|---|---|---|---|
| Residential | 50,460 | 46,030 | -4,430 |
| TOTALS | $50,460 | $46,030 | -$4,430 |

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: | Signal Peak Industrial I - Mh |

## PRIMARY IMPROVEMENT

| | |
|---|---|
| OCCUPANCY TYPE: | Mobile Home |
| BUILDING DESCRIPTION: | 28 Wide |
| CONSTRUCTION QUALITY: | Good |
| EXTERIOR CONDITION: | Average |
| EFFECTIVE YEAR BUILT: | 1995 |
| PERCENT COMPLETE: | 100% |
| ABOVE GRADE LIVING AREA: | 1,444 sq ft |
| BASEMENT: | |
| GARAGE: | |
| TOTAL IMPROVEMENTS ON ACCOUNT: | 1 |
| CONDOMINIUM: | |

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Gunnison County

# 2017 REAL PROPERTY NOTICE OF VALUATION

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Gunnison County Assessor
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Gunnison, CO 81230

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Phone: (970) 641-1085
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| ACCOUNT NUMBER | TAX YEAR | TAX AREA | PARCEL NUMBER |
|---|---|---|---|
| R071698 | 2017 | 601 | 3701-250-08-009 |

| PROPERTY OWNER | LEGAL DESCRIPTION |
|---|---|
| 2279 2 AV 0.373 **<9>**5/5**G50*****AUTO**5-DIGIT 81201<br>CREST VIEW LLC<br>240 CREST VIEW DR<br>GUNNISON CO 81230-9275 | LOT 1 COLUMBINE MEADOWS SUBDIVISION #636098 |

| PROPERTY CLASSIFICATION | PRIOR YEAR ACTUAL VALUE as of June 30, 2014 | CURRENT YEAR ACTUAL VALUE as of June 30, 2016 | + OR - CHANGE |
|---|---|---|---|
| Vacant | 26,570 | 24,930 | -1,640 |
| TOTALS | $26,570 | $24,930 | -$1,640 |

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 |
|---|---|---|
| Vacant Res Lots | Vacant | 0.53 |

| | |
|---|---|
| ELECTRICITY: | Installed |
| SEWER: | ISDS Allowed Not Installed |
| WATER: | Well Installed |
| SITE ACCESS: | Year Round |
| OTHER ATTRIBUTES: | |
| SUBDIVISION: | Columbine Meadows Subdivision |

## PRIMARY IMPROVEMENT

| | |
|---|---|
| OCCUPANCY TYPE: | |
| BUILDING DESCRIPTION: | |
| CONSTRUCTION QUALITY: | |
| EXTERIOR CONDITION: | |
| EFFECTIVE YEAR BUILT: | |
| PERCENT COMPLETE: | |
| ABOVE GRADE LIVING AREA: | |
| BASEMENT: | |
| GARAGE: | |
| TOTAL IMPROVEMENTS ON ACCOUNT: | |
| CONDOMINIUM: | |

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CBOE # 7

# 2017 REAL PROPERTY NOTICE OF VALUATION

Gunnison County

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

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| ACCOUNT NUMBER | TAX YEAR | TAX AREA | PARCEL NUMBER |
|---|---|---|---|
| R045480 | 2017 | 601 | 3701-250-08-005 |

| PROPERTY OWNER | LEGAL DESCRIPTION |
|---|---|
| 2279 2 AV 0.373 **<9>**3/5**G50*****AUTO**5-DIGIT 81201<br>CREST VIEW LLC<br>240 CREST VIEW DR<br>GUNNISON CO 81230-9275 | LOT 4 COLUMBINE MEADOWS SUBDIVISION #636099 |

| PROPERTY CLASSIFICATION | PRIOR YEAR ACTUAL VALUE as of June 30, 2014 | CURRENT YEAR ACTUAL VALUE as of June 30, 2016 | + OR - CHANGE |
|---|---|---|---|
| Vacant | 26,570 | 24,930 | -1,640 |
| TOTALS | $26,570 | $24,930 | -$1,640 |

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 |
|---|---|---|
| Vacant Res Lots | Vacant | 0.53 |

| | |
|---|---|
| ELECTRICITY: | Installed |
| SEWER: | ISDS Allowed Not Installed |
| WATER: | Well Installed |
| SITE ACCESS: | Year Round |

OTHER ATTRIBUTES:

SUBDIVISION:
Columbine Meadows Subdivision

## PRIMARY IMPROVEMENT

| | |
|---|---|
| OCCUPANCY TYPE: | |
| BUILDING DESCRIPTION: | |
| CONSTRUCTION QUALITY: | |
| EXTERIOR CONDITION: | |
| EFFECTIVE YEAR BUILT: | |
| PERCENT COMPLETE: | |
| ABOVE GRADE LIVING AREA: | |
| BASEMENT: | |
| GARAGE: | |
| TOTAL IMPROVEMENTS ON ACCOUNT: | |
| CONDOMINIUM: | |

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CBOE # 7

Gunnison County

# 2017 REAL PROPERTY NOTICE OF VALUATION

EXHIBIT E
Page 1 of 1

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 |
|---|---|---|---|
| R045482 | 2017 | 601 | 3701-250-08-006 |

| PROPERTY OWNER | LEGAL DESCRIPTION |
|---|---|
| 2279 2 AV 0.373 **<9>**4/5**G50*****AUTO**5-DIGIT 81201<br>CREST VIEW LLC<br>240 CREST VIEW DR<br>GUNNISON CO 81230-9275 | LOT 6 COLUMBINE MEADOWS SUBDIVISION #636101 |

| PROPERTY CLASSIFICATION | PRIOR YEAR ACTUAL VALUE as of June 30, 2014 | CURRENT YEAR ACTUAL VALUE as of June 30, 2016 | + OR - CHANGE |
|---|---|---|---|
| Vacant | 26,570 | 24,930 | -1,640 |
| TOTALS | $26,570 | $24,930 | -$1,640 |

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 |
|---|---|---|
| Vacant Res Lots | Vacant | 0.53 |

| | |
|---|---|
| ELECTRICITY: | Installed |
| SEWER: | ISDS Allowed Not Installed |
| WATER: | Well Installed |
| SITE ACCESS: | Year Round |
| OTHER ATTRIBUTES: | |
| SUBDIVISION: | Columbine Meadows Subdivision |

## PRIMARY IMPROVEMENT

| | |
|---|---|
| OCCUPANCY TYPE: | Shell Out Building |
| BUILDING DESCRIPTION: | Shell Out Building |
| CONSTRUCTION QUALITY: | Fair |
| EXTERIOR CONDITION: | Average |
| EFFECTIVE YEAR BUILT: | 2010 |
| PERCENT COMPLETE: | 100% |
| ABOVE GRADE LIVING AREA: | sq ft |
| BASEMENT: | |
| GARAGE: | |
| TOTAL IMPROVEMENTS ON ACCOUNT: | 1 |
| CONDOMINIUM: | |

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