Gunnison County Assessor's Office
221 North Wisconsin Street, Suite A
Gunnison, CO 81230

To: Gunnison County Board of Equalization
From: Kristy McFarland, County Assessor
Date: October 2, 2018
Subject: Value Adjustment
RE: Adjustments are requested for the following accounts based on the information provided in the Reason for Change column below.

| | | Current 2018 NOV Classification and Value | | | Proposed 2018 Classification and Value | | | |
|---|---|---|---|---|---|---|---|---|
| **Account #** | **Owner** | **Classification** | **Abstract Code** | **Value** | **Classification** | **Abstract Code** | **Value** | **Reason for Change** |
| R043147 | ENGLEMAN JOSEPH M ETAL | Agricultural Land | 4137 | 520 | Agricultural Land | 4137 | 2,040 | Correct error in land value calculation |
| R044275 | CEBOLLA HOT SPRINGS RANCH ASSOCIATION | Agricultural Land | 4167 | 10 | Agricultural Land | 4167 | 80 | Correct error in land value calculation |
| R071241 | 707 ELK AVE LLC | Residential | 1112 | 348,570 | Vacant | 0100 | 348,570 | Adjoining residence sold to new owner 12/4/2017 – no longer qualifies for residential classification |
| R044036 | GRAND LODGE CRESTED BUTTE COMMERCIAL CONDOMINIUM ASSOCIATION | Commercial | 2245 | 41,480 | Commercial | 2245 | 13,480 | Unit should have been classified as storage/utility area |
| R009059 | HOWELL JOHN L JR | Vacant | 0540 | 32,030 | Residential | 1112 | 32,030 | Used in conjunction with adjoining residential property under same ownership |
| R009079 | HOWELL JOHN L JR | Vacant | 0540 | 23,010 | Residential | 1112 | 23,010 | Used in conjunction with adjoining residential property under common ownership |
| R009344 | HOWELL JOHN L JR | Vacant | 0540 | 12,760 | Residential | 1112 | 12,760 | Used in conjunction with adjoining residential property under common ownership |
| R025798 | HOWELL JOHN L JR | Vacant | 0540 | 10,710 | Residential | 1112 | 10,710 | Used in conjunction with adjoining residential property under common ownership |
| R033639 | HOWELL JOHN L JR | Vacant | 0540 | 8,320 | Residential | 1112 | 8,320 | Used in conjunction with adjoining residential property under common ownership |
| R033647 | HOWELL JOHN L JR | Vacant | 0540 | 15,440 | Residential | 1112 | 15,440 | Used in conjunction with adjoining residential property under common ownership |
| R005942 | MURRAY BRIAN V | Residential | 1230 | 670,690 | Residential | 1230 | 536,550 | Lower quality rating for equalization with three units in same complex adjusted under appeal |
| R05943 | MURRAY BRIAN V | Residential | 1230 | 670,690 | Residential | 1230 | 536,550 | Lower quality rating for equalization with three units in same complex adjusted under appeal |

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| R05944 | SAVIN RONALD C | Residential | 1230 | 561,480 | Residential | 1230 | 449,190 | Lower quality rating for equalization with three units in same complex adjusted under appeal |
| R005945 | CROSS ROSALIND | Residential | 1230 | 670,690 | Residential | 1230 | 536,550 | Lower quality rating for equalization with three units in same complex adjusted under appeal |
| R005947 | PINEHURST PROPERTIES LLC | Residential | 1230 | 645,160 | Residential | 1230 | 516,130 | Lower quality rating for equalization with three units in same complex adjusted under appeal |
| R05948 | SAVIN RONALD C | Residential | 1230 | 561,480 | Residential | 1230 | 449,190 | Lower quality rating for equalization with three units in same complex adjusted under appeal |
| R072123 | GEIST JOHN G | Vacant | 0100 | 137,150 | Vacant | 0100 | 66,760 | Change LEA unit value for equalization with other parcel adjusted under appeal |
| R008268 | PADILLA STERLING | Residential | 1212 | 115,590 | Residential | 1212 | 101,550 | Correct error in living area square footage |
| R014654 | SENTENEY FAMILY TRUST | Residential | 1112 | 151,370 | Residential | 1177 | 15,480 | Non-integral usage confirmed through interview with leaseholder |
| | | Residential | 1212 | 64,820 | Residential | 1277 | 64,820 | |
| | | Vacant | 0600 | 1,280 | Ag Other Imps | 4279 | 1,280 | |
| | | | | | Agricultural Land | 4147 | 2,930 | |
| | | TOTAL | | 217,470 | TOTAL | | 84,510 | |
| R003523 | G&R LLC | Commercial | 2130 | 372,000 | Commercial | 2130 | 297,600 | Correct records to reflect presence of residential apartment |
| | | Commercial | 2230 | 1,226,510 | Commercial | 2230 | 1,056,910 | |
| | | | | | Residential | 1112 | 74,400 | |
| | | | | | Residential | 1212 | 192,350 | |
| | | TOTAL | | 1,598,510 | TOTAL | | 1,621,260 | |
| R072209 | MAIN TREVOR | Residential | 1112 | 30,000 | Residential | 1112 | 30,000 | Capped resale value for deed restricted property provided by GVRHA |
| | | Residential | 1212 | 545,670 | Residential | 1212 | 385,750 | |
| | | TOTAL | | 575,670 | TOTAL | | 415,750 | |
| R072225 | GOLDSTONE BETH | Residential | 1112 | 30,000 | Residential | 1112 | 30,000 | Capped resale value for deed restricted property provided by GVRHA |
| | | Residential | 1212 | 341,370 | Residential | 1212 | 220,000 | |
| | | TOTAL | | 371,370 | TOTAL | | 250,000 | |
| R072222 | COWHERD DAVID KENT | Residential | 1112 | 30,000 | Residential | 1112 | 30,000 | Capped resale value for deed restricted property provided by GVRHA |
| | | Residential | 1212 | 441,040 | Residential | 1212 | 338,900 | |
| | | TOTAL | | 471,040 | TOTAL | | 368,900 | |
| R005219 | ADAMS KEVIN RAY | Residential | 1230 | 183,860 | Residential | 1230 | 145,000 | Capped resale value for deed restricted property provided by GVRHA |
| R072293 | MASON IVAN ETAL | Residential | 1212 | 9,160 | Residential | 1212 | 10,610 | Residential improvement moved to new parcel in different neighborhood |
| R008205 | MASON IVAN ETAL | Vacant | 0100 | 17,300 | Residential | 1112 | 17,300 | Residential improvement moved onto this parcel |

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| R009753 | BONNEY TERRY K | Agricultural Land | 4137 | 4,730 | Residential | 1112 | 148,340 | Use of property does meet for-profit requirement of agricultural classification |
| | | Agricultural Residence | 4277 | 817,120 | Residential | 1212 | 930,340 | |
| | | Ag Other Imps | 4279 | 109,940 | | | | |
| | | TOTAL | | 931,790 | TOTAL | | 1,078,570 | |