CBOE # 18

2019 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 15, 2019
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
R013761	2019	617	2917-233-04-006

PROPERTY OWNER	LEGAL DESCRIPTION
HALL JAMIE BENNETT PO BOX 4214 ASPEN, CO 816124214	LOT 54 MARBLE SKI AREA 4 #653542

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential			253,570	253,570
	TOTALS		$253,570	$253,570

Received
County Administration
9/3/19

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.

Thank you for letting us review your property. Upon review, the value shown below represents your house at 100% complete for year 2019.

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/boa

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, 2018? (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.)

$_____

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.)

_____
_____
_____
_____

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
Jack Bennett Hall	970.618.9979	28 August 2019

*Attach letter of authorization signed by property owner.

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EXHIBIT A
Page 1 of 1

TO:
The County Board of Equalization
200 E Virginia Ave.; near,
Gunnison, Colorado (81230)

FROM:
Jamie Bennett Hall
P.O. Box 4214
Aspen, Colorado, (81612)

RE: Parcel #2917-233-04-006 located in Marble Ski Area Filing #4

August 28, 2019

Dear Members of the Gunnison County Board of Equalization;

I am requesting a hearing for further consideration, as I am in disagreement with the Assessors Office Notice of Determination.

The Assessors Office determined the value of the property to be $253,570, or $423 per square foot after deciding the primary improvement was 100% complete rather than 75% complete as their original Notice of Valuation stated.

Here is the pertinent data from the four comparable properties in this area based on the Assessors reappraisal taken from my June 1, 2019 Protest Letter (attached):

1. 2917-271-06-031: 2008 completion; 1.395 AC; 1112 sq. ft.
   $337,272 = $303 per sq. ft.
2. 2917-281-10-014: 2006 completion, 2011 remodel; 1.789 AC; 3026 sq. ft.
   $282,382 = $93 per sq. ft.
3. 2917-233-03-022: 2011 completion; 1.34 AC; 1768 sq. ft.
   $430,344 = $243 per sq. ft.
4. 2917-261-27-015: 2007 completion; 27,500 sq. ft. lot; 2058 sq. ft.
   $439,00 = $213 per sq. ft.

The subject property's primary improvement is 600 sq. ft. with one bath, no basement and no garage, with an effective year built of 2008.

Using these figures, dropping the lowest square footage of $95 because it is so low, and then adding the other three together, we get an average square footage cost of $253; therefore,

600 sq. ft. multiplied by $253 per sq. ft. = $151,800;

I believe this is a much better estimate of the actual property value as of June 30, 2018.

Respectfully,
Jamie Bennett Hall
Jamie Bennett Hall

P.O. Box 4214
Aspen, Colorado (81612)

CERTIFIED MAIL™

7010 0290 0001 2228 2657

UNITED STATES POSTAL SERVICE

1000

81230

U.S. POSTAGE PAID
FCM LETTER
CARBONDALE, CO
81623
AUG 30, 19
AMOUNT
$6.85
R2304P118650-07

Received
County Administration
9/3/19

CBOE # 18

RETURN RECEIPT REQUESTED

The County Board of Equalization
200 E. Virginia Ave.; near
Gunnison, Colorado (81230)

1st NOTICE
2nd NOTICE
RETURN

8123082248