CBOE #303

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
R032539	2019	616	3255-120-21-002

PROPERTY OWNER	LEGAL DESCRIPTION
JENNINGS STEVEN D 20172 E 53RD PL DENVER, CO 802497591	LOT RNQ-1 SKYLAND RIVER NEIGHBORHOOD #623337

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant Received County Administration 9/9/19		139,000	139,000
TOTALS		$139,000	$139,000

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.

CBOE # 303

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, 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.)

$ 62,500.00

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.)

Please see attached letter and supporting documentation

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
[illegible]	303-261-6585	9-2-2019

*Attach letter of authorization signed by property owner.

CBOE #303

EXHIBIT A3
Page 1 of 3

September 2, 2019

Gunnison County Board of Equalization
200 E. Virginia Ave.
Gunnison, CO 81230
Subject: Appeal Land Valuation Tax Assessment for 38 Alpine Court, Crested Butte, CO 80224

To whom it may concern:
This letter serves as notice that we are appealing the valuation of our property located at 38 Alpine Court, Crested Butte, Colorado 81224. The current 2019 valuation of this property is $139,000. We believe the market value on June 30, 2018 should be $62,500.00. The following table consists of our property and seven comparable properties in the Economic Area 6 that sold during December 1, 2017 to June 30, 2018:

Parcel ID	Property Location	Sale Date	Sales Price	Property Type	Econ Area	Lot Size AC	Subdivision
R032539	38 Alpine Court	10/9/2013	$62,500	Vacant	6	.2032	Skyland River Neighborhood
R033546	34 Coyote Circle	02/09/2018	$36,285	Vacant	6	10,903 sqft	Skyland Initial & 2nd Filings – Teocalli Townhomes phase II
R042641	47 Chestnut Ln, Skyland Area	01/05/2018	$59,900	Vacant	6	.17	Buckhorn Ranch Filing 2B
R027113	635 Bryant Ave, CB South	06/12/2018	$64,000	Vacant	6	.38	Crested Butte South
R071977	196 Neville Way, CB South	12/15/2017	$44,883	Vacant	6	.38	Crested Butte South
R072732	444 Zeligman St. CB South	04/18/2018	$65,500	Vacant	6	.35	Crested Butte South
R042673	20 Appaloosa Ln, Skyland	06/01/2018	$66,405	Vacant	6	.17	Buckhorn Ranch Filing 2B

R072724	226 Cisneros Ln, CB South	03/08/2018	$66,775	Vacant	6	.35	Crested Butte South

Although our land is in the Skyland Community, it is also located within the River Neighborhood division which was originally designated for Affordable Housing. This unique distinction created several strict building requirements or restrictions, such as:

- High density lots for multi-dwelling homes (e.g. Quads & Duplex homes) are existing currently. My lot, is in fact, still designated to allow a Quad, Triplex, Duplex or Single-family home. However, any structure other than a Single-Family home would likely not be supported by or approved by the HOA board. Thus, this reduces the number of potential buyers.
- The HOA covenants restricted the size of the homes that could be built and requires pavers to narrow the driveway widths, all to keep the homes more affordable and thus building a larger home with a larger driveway on our vacant lot is not going to meet the covenants.
- Limited Parking - since most homeowners had families with children (many with vehicles) and working parents who had multiple vehicles, parking is a scarcity and a constant issue that is always brought up during our the HOA meetings.
- Most of the homes had only single car garages which added to the parking issues because many homeowners needed to park some of their vehicles in the designated and limited off-street parking areas. The HOA covenants do not allow for long-term parking (which is only an overnight without prior HOA approval) so this sparks constant issues between neighbors who have guests and families who come to visit and have few places they can park.
- This becomes a bigger issue in the winter, especially for when the Snowplows need to remove the snow, and if any cars were parked on the street, they can't plow the neighborhood road.
- Our land, backs up to one of those duplexes and if a home is built on our land, the backyard will butt up to that duplex so very little space will be between the two homes and will likely not have much of any view of either Mt. Whetstone or Crested Butte, we believe this will reduce the appeal to buyers.
- Although the lot is flat, nothing but sage is on the ground and no trees. More trees and other landscape bushes will need to be planted to conform to the Skyland convents.
- The sewer and water facilities to the property have not been installed, so those costs need to be considered.
- We are not convinced that the County Assessor's Determination of Value took these factors into consideration when it was conducted.

We took advantage of the Gunnison County website to locate the vacant land that sold in our economic area 6 and found very few vacant lots had sold during the appraisal period and were

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in the Skyland community. However, we did find a few in the areas of Buckhorn Ranch and CB South that we used. We believe these areas have much fewer covenant restrictions, better driveway widths for parking and better views in general from the pictures we viewed (please attachments). Also, most of the comparable sites I chose, show much less home density and have more space between homes and without the parking issues.

Hopefully, these points provide a good explanation as to why our vacant land, located in the River Neighborhood, reduces its attractiveness to many buyers and therefore its sales value should be lower since it isn't comparable to those lots. We have attached what we believe are comparable lots in size and location. To support this opinion, a buyer who had submitted an offer to buy one of the River Neighborhood lots located on the Slate River, declined to buy the lot once they discovered the house he planned to build, was too large to meet the HOA covenants. This same lot, I understand has had other buyers very interested but the HOA covenants prevented them from moving forward. As a result, we believe our vacant land's value should not exceed the $62,500.

We greatly appreciate your consideration and look forward to your approval. Please do not hesitate to contact me with any questions you may have.

Thank You,

Steve Jennings
steven.d.jennings1@gmail.com
303-261-6585

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Page 1 of 2

qPublic.net™ Gunnison County, CO

Summary

Account Number	R033546
Parcel Number	3255-120-24-002
Account Type	Vacant
Economic Area	Econ Area 6
Tax District	616
Mill Levy	89.954
Property Location	34 COYOTE CIR, SKYLAND AREA
Neighborhood	N/A
LEA	SKYLAND TEOCALLI & LINKS (61600)
Subdivision	SKYLAND INITIAL & 2ND FILINGS TEOCALLI TOWNHOMES PHASE II
Condo	N/A
Legal Description	LOT 12 TEOCALLI TOWNHOMES PHASE II #651675
Parcel Notes	TOTAL PARCEL = 10902.5 SF&edsp;

View Map

Owner

Owner	Business Name
HUNTER FAMILY REAL ESTATE 5160 TENNYSON PKWY PLANO, TX 75024-4295	

Current Assessment Information

		2019
+	Land Actual Value	$132,000
+	Building Actual Value	$0
=	Total Actual Value	$132,000
+	Land Assessed Value	$38,280
+	Building Assessed Value	$0
=	Total Assessed Value	$38,280

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$55,000	$15,950	89.954	$1,434.77
2017	$55,000	$15,950	90.545	$1,444.20
2016	$125,800	$36,480	86.938	$3,171.51
2015	$125,800	$36,480	86.127	$3,141.91
2014	$119,000	$34,510	96.715	$3,337.63
2013	$119,000	$34,510	90.113	$3,109.82
2012	$272,600	$79,050	74.713	$5,906.05
2011	$272,600	$79,050	75.788	$5,991.04
2010	$365,000	$105,850	66.598	$7,049.40
2009	$365,000	$105,850	67.445	$7,139.04
2008	$247,500	$71,780	70.006	$5,025.04
2007	$247,500	$71,780	69.802	$5,010.40
2006	$123,470	$35,800	78.839	$2,822.44

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	0.25	YEAR AROUND GOVT MAINTAINED PAVED ACCESS	TO SITE	CENTRAL TO SITE NOT YET INSTALLED	DOMESTIC TO SITE NOT YET INSTALLED	VIEWS - TYPICAL OR AVERAGE LAND TYPE PRIMARY - MEADOW

CBOE # 303

EXHIBIT B
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Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
2/9/2018	$35,000	$35,000	LSC SOUTHWEST COLORADO LLC	HUNTER FAMILY REAL ESTATE	Vacant	651675	SPEC WARR DEED - FEE
1/12/2005	$247,500	$247,500	WHETSTONE BUILDERS LLC	INTERNATIONAL UTOPIC INVESTMENTS LLC	Vacant	562653	WARRANTY DEED - FEE
8/30/2001	$100,000	$100,000	HOOVER RONALD GARY	WHETSTONE BUILDERS LLC	Vacant	513984	QUIT CLAIM DEED - FEE
3/24/2000	$135,000	$135,000	MOORE TERRY ETAL	WHETSTONE BUILDERS LLC	Vacant	500720	GEN WARR DEED - FEE

TASP $36,285

Generate Owner List by Distance

Distance:

100

Feet

Show address of: Owner Property

Download format:

Address labels (5160)

Download

Additional mailing label options:

Show parcel id on label

Skip labels:

0

Recent Sales In Area

Recent Sales in Area | Recent Sales in Subdivision

Photos

CBOE #303

EXHIBIT C
Page 1 of 2

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
4/5/2018	$59,900	$59,900	BUCKHORN RANCH AT CRESTED BUTTE LLC	YOUNG RYAN ESSON ETAL	Vacant	652510	SPEC WARR DEED - FEE
12/20/2017	$2,703,330	$2,703,330	LSC BUCKHORN COLORADO LLC	BUCKHORN RANCH AT CRESTED BUTTE LLC	Vacant	650862	SPEC WARR DEED - FEE

Generate Owner List by Distance

Distance:

100

Feet

Show address of: Owner Property

Download format:

Address labels (5160)

Download

Additional mailing label options:

Show parcel id on label

Skip labels:

0

Recent Sales In Area

Recent Sales in Area | Recent Sales in Subdivision

Photos

No data available for the following modules: Buildings, Sketches.

CBOE # 303

EXHIBIT C
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qPublic.net™ Gunnison County, CO

Summary

Account Number	R042641
Parcel Number	3257-074-14-007
Account Type	Vacant
Economic Area	Econ Area 6
Tax District	619
Mill Levy	61.26
Property Location	47 CHESTNUT LN, SKYLAND AREA
Neighborhood	N/A
LEA	BUCKHORN RANCH FILING 2B PHASE (61610)
Subdivision	BUCKHORN RANCH FILING 2B
Condo	N/A
Legal Description	LOT M3-21 BUCKHORN RANCH FILING 2B #652510
Parcel Notes	TOTAL PARCEL = .17 AC

View Map

Owner

Owner	Business Name
YOUNG RYAN ESSON YOUNG ALEXANDRA KATHERINE 4052 N FOUNDER CIR BUCKEYE, AZ 85396-3684	

Current Assessment Information

		2019
+	Land Actual Value	$19,620
+	Building Actual Value	$0
=	Total Actual Value	$19,620
+	Land Assessed Value	$5,690
+	Building Assessed Value	$0
=	Total Assessed Value	$5,690

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$13,430	$3,890	61.260	$238.30
2017	$13,430	$3,890	61.851	$240.60
2016	$10,150	$2,940	58.244	$171.24
2015	$10,150	$2,940	57.433	$168.86
2014	$10,320	$2,990	60.671	$181.42
2013	$10,320	$2,990	54.069	$161.68
2012	$19,040	$5,520	47.633	$262.93
2011	$19,040	$5,520	48.708	$268.87
2010	$36,070	$10,460	44.518	$465.66
2009	$36,070	$10,460	45.365	$474.52
2008	$105,500	$30,590	47.926	$1,466.04
2007	$105,500	$30,590	47.722	$1,459.80
2006	$55,240	$16,020	56.759	$909.28

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	0.17	YEAR AROUND GOVT MAINTAINED PAVED ACCESS	TO SITE	CENTRAL TO SITE NOT YET INSTALLED	DOMESTIC TO SITE NOT YET INSTALLED	VIEWS - TYPICAL OR AVERAGE LAND TYPE SECONDARY - SAGE LAND TYPE PRIMARY - MEADOW

EXHIBIT D
Page 1 of 3

CBOE #303

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
6/12/2018	$64,000	$64,000	GEIDE JONATHAN C	BLOCK SARAH ETAL	Vacant	653707	WARRANTY DEED - FEE
7/15/2011	$10,000	$10,000	GEIDE DALE ETAL	METZGER LAVADA	Vacant	606773	QUIT CLAIM DEED - FEE

Generate Owner List by Distance

Distance:

100

Feet

Show address of: (•) Owner ( ) Property

Download format:

Address labels (5160)

Download

Additional mailing label options:

☐ Show parcel id on label

Skip labels:

0

Recent Sales In Area

Recent Sales in Area | Recent Sales in Subdivision

Photos

EXHIBIT D
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CBOE #303

No data available for the following modules: Buildings, Sketches.

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll.

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EXHIBIT D
Page 3 of 3

CBOE #303

qPublic.net™ Gunnison County, CO

Summary

Account Number	R027113
Parcel Number	3257-223-05-019
Account Type	Vacant
Economic Area	Econ Area 6
Tax District	615
Mill Levy	71.528
Property Location	635 BRYANT AVE, CRESTED BUTTE SOUTH
Neighborhood	N/A
LEA	CB SOUTH SEWER&WATER (60240)
Subdivision	CRESTED BUTTE SOUTH F 1,2,3,4
Condo	N/A
Legal Description	LOT 7 BLK 21 CRESTED BUTTE SOUTH FILING 3 #653707
Parcel Notes	TOTAL PARCEL = .38 AC

View Map

Owner

Owner	Business Name
BLOCK SARAH BLOCK ROBERT WILLIAM PO BOX 2796 CRESTED BUTTE, CO 81224-2796	

Current Assessment Information

		2019
+	Land Actual Value	$72,240
+	Building Actual Value	$0
=	Total Actual Value	$72,240
+	Land Assessed Value	$20,950
+	Building Assessed Value	$0
=	Total Assessed Value	$20,950

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$60,260	$17,480	71.528	$1,250.31
2017	$60,260	$17,480	71.245	$1,245.35
2016	$55,700	$16,150	68.256	$1,102.33
2015	$55,700	$16,150	66.667	$1,076.68
2014	$35,000	$10,150	70.760	$718.21
2013	$35,000	$10,150	64.158	$651.21
2012	$77,000	$22,330	56.035	$1,251.27
2011	$77,000	$22,330	57.927	$1,293.51
2010	$100,000	$29,000	50.629	$1,468.24
2009	$100,000	$29,000	48.920	$1,418.68
2008	$195,500	$56,700	48.007	$2,722.00
2007	$195,500	$56,700	42.473	$2,408.20
2006	$60,000	$17,400	59.148	$1,029.16

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	0.38	YEAR AROUND GOVT MAINTAINED IMPROVED DIRT OR GRAVEL ROAD	TO SITE	CENTRAL TO SITE NOT YET INSTALLED	DOMESTIC TO SITE NOT YET INSTALLED	LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG VIEWS - SCENIC OR ABOVE AVERAGE

CBOE # 303

EXHIBIT E
Page 1 of 2

Generate Owner List by Distance

Distance:

100

Feet

Show address of: Owner Property

Download format:

Address labels (5160)

Download

Additional mailing label options:

Show parcel id on label

Skip labels:

0

Recent Sales In Area

Recent Sales in Area | Recent Sales in Subdivision

Photos

No data available for the following modules: Buildings, Sketches.

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll.

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CBOE #303

EXHIBIT E
Page 2 of 2

qPublic.net™ Gunnison County, CO

Summary

Account Number	R071977
Parcel Number	3257-222-02-074
Account Type	Vacant
Economic Area	Econ Area 6
Tax District	615
Mill Levy	71.528
Property Location	196 NEVILLE WAY, CRESTED BUTTE SOUTH
Neighborhood	N/A
LEA	CB SOUTH SEWER&WATER (60240)
Subdivision	CRESTED BUTTE SOUTH F 1,2,3,4
Condo	N/A
Legal Description	LOT 33 BLK 28 CRESTED BUTTE SOUTH FILING 4 #650781
Parcel Notes	TOTAL PARCEL = 0.35 AC

View Map

Owner

Owner	Business Name
BRONSON FREDERICK M BRONSON AMY J 2242 CODELS CANYON DR GRAND JUNCTION, CO 81507-1194	

Current Assessment Information

		2019
+	Land Actual Value	$72,240
+	Building Actual Value	$0
=	Total Actual Value	$72,240
+	Land Assessed Value	$20,950
+	Building Assessed Value	$0
=	Total Assessed Value	$20,950

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$44,540	$12,920	71.528	$924.14
2017	$44,540	$12,920	71.245	$920.50
2016	$55,700	$16,150	68.256	$1,102.33

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	0.35	IMPROVED DIRT OR GRAVEL ROAD YEAR AROUND GOVT MAINTAINED	TO SITE	CENTRAL TO SITE NOT YET INSTALLED	DOMESTIC TO SITE NOT YET INSTALLED	TREE TYPE - ASPEN LAND TYPE PRIMARY - TREE UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG VIEWS - TYPICAL OR AVERAGE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/15/2017	$42,500	$42,500	SIMONPIETRI ANDRE C	BRONSON FREDERICK M ETAL	Vacant	650781	WARRANTY DEED - FEE

TASP 44,883

CBOE #303

EXHIBIT F
Page 1 of 2

Generate Owner List by Distance

Distance:

100

Feet

Show address of: (•) Owner ( ) Property

Download format:

Address labels (5160)

Download

Additional mailing label options:

[ ] Show parcel id on label

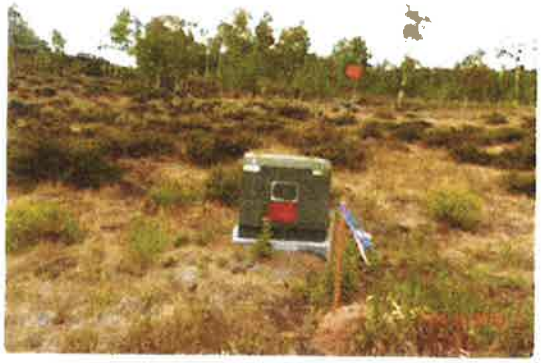
Skip labels:

0

Recent Sales In Area

Recent Sales in Area | Recent Sales in Subdivision

Photos



No data available for the following modules: Buildings, Sketches.

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll.

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CBOE #303
EXHIBIT F
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qPublic.net™ Gunnison County, CO

Summary

Account Number	R072732
Parcel Number	3257-214-02-073
Account Type	Vacant
Economic Area	Econ Area 6
Tax District	615
Mill Levy	71.528
Property Location	444 ZELIGMAN ST, CRESTED BUTTE SOUTH
Neighborhood	N/A
LEA	CB SOUTH SEWER&WATER (60240)
Subdivision	CRESTED BUTTE SOUTH F 1,2,3,4
Condo	N/A
Legal Description	LOT 14 BLK 24 CRESTED BUTTE SOUTH FILING 3 #652726
Parcel Notes	TOTAL PARCEL = 0.35 AC

View Map

Owner

Owner	Business Name
MORAIS JESSICA NORTON ALEX MICHAEL PO BOX 621 CRESTED BUTTE, CO 81224-0621	

Current Assessment Information

		2019
+	Land Actual Value	$72,240
+	Building Actual Value	$0
=	Total Actual Value	$72,240
+	Land Assessed Value	$20,950
+	Building Assessed Value	$0
=	Total Assessed Value	$20,950

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$49,780	$14,440	71.528	$1,032.86

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	0.35	YEAR AROUND GOVT MAINTAINED	TO SITE	CENTRAL TO SITE NOT YET INSTALLED	DOMESTIC TO SITE NOT YET INSTALLED	LAND TYPE PRIMARY - SAGE UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG VIEWS - TYPICAL OR AVERAGE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
4/19/2018	$65,500	$65,500	SIMILLE JEAN CLAUDE REVOCABLE TRUST	MORAIS JESSICA ETAL	Vacant	652726	WARRANTY DEED - FEE

CBOE #303

EXHIBIT G
Page 1 of 2

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
6/1/2018	$66,405	$66,405	BUCKHORN RANCH AT CRESTED BUTTE LLC	TILLGER MAGDALENE ETAL	Vacant	653505	WARRANTY DEED - FEE
12/20/2017	$2,703,330	$2,703,330	LSC BUCKHORN COLORADO LLC	BUCKHORN RANCH AT CRESTED BUTTE LLC	Vacant	650862	SPEC WARR DEED - FEE

Generate Owner List by Distance

Distance:

100

Feet

Show address of: (•) Owner ( ) Property

Download format:

Address labels (5160)

Download

Additional mailing label options:

☐ Show parcel id on label

Skip labels:

0

Recent Sales In Area

Recent Sales in Area | Recent Sales in Subdivision

Photos

No data available for the following modules: Buildings, Sketches.

CBOE #303

EXHIBIT G
Page 2 of 2

qPublic.net™ Gunnison County, CO

Summary

Account Number	R042673
Parcel Number	3257-074-17-001
Account Type	Vacant
Economic Area	Econ Area 6
Tax District	619
Mill Levy	61.26
Property Location	20 APPALOOSA LN, SKYLAND AREA
Neighborhood	N/A
LEA	BUCKHORN RANCH FILING 2B PHASE (61610)
Subdivision	BUCKHORN RANCH FILING 2B
Condo	N/A
Legal Description	LOT M3-48 BUCKHORN RANCH FILING 2B #653505
Parcel Notes	TOTAL PARCEL = .17 AC

View Map

Owner

Owner	Business Name
TILLGER MAGDALENE TILLGER PAUL PO BOX 1941 CRESTED BUTTE, CO 81224-1941	

Current Assessment Information

		2019
+	Land Actual Value	$23,550
+	Building Actual Value	$0
=	Total Actual Value	$23,550
+	Land Assessed Value	$6,830
+	Building Assessed Value	$0
=	Total Assessed Value	$6,830

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$30,700	$8,900	61.260	$545.21
2017	$30,700	$8,900	61.851	$550.48
2016	$10,150	$2,940	58.244	$171.24
2015	$10,150	$2,940	57.433	$168.86
2014	$10,320	$2,990	60.671	$181.42
2013	$10,320	$2,990	54.069	$161.68
2012	$19,040	$5,520	47.633	$262.93
2011	$19,040	$5,520	48.708	$268.87
2010	$36,070	$10,460	44.518	$465.66
2009	$36,070	$10,460	45.365	$474.52
2008	$105,500	$30,590	47.926	$1,466.04
2007	$105,500	$30,590	47.722	$1,459.80
2006	$55,240	$16,020	56.759	$909.28

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	0.17	PAVED ACCESS YEAR AROUND PRIVATELY MAINTAINED	TO SITE	CENTRAL AVAILABLE NEAR SITE	DOMESTIC AVAILABLE NEAR SITE	VIEWS - SCENIC OR ABOVE AVERAGE LAND TYPE SECONDARY - SAGE LAND TYPE PRIMARY - MEADOW

CBOE #303

EXHIBIT H
Page 1 of 2

Generate Owner List by Distance

Distance:

100

Feet

Show address of: (•) Owner ( ) Property

Download format:

Address labels (5160)

Download

Additional mailing label options:

☐ Show parcel Id on label

Skip labels:

0

Recent Sales In Area

Recent Sales in Area | Recent Sales in Subdivision

Photos

No data available for the following modules: Buildings, Sketches.

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll.

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/28/2019 11:33:11 PM

Version 2.2.21

CBOE #303

EXHIBIT H
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qPublic.net™ Gunnison County, CO

Summary

Account Number	R072724
Parcel Number	3257-223-02-022
Account Type	Vacant
Economic Area	Econ Area 6
Tax District	615
Mill Levy	71.528
Property Location	226 CISNEROS LN, CRESTED BUTTE SOUTH
Neighborhood	N/A
LEA	CB SOUTH SEWER&WATER (60240)
Subdivision	CRESTED BUTTE SOUTH F 1,2,3,4
Condo	N/A
Legal Description	LOT 14 BLK 25 CRESTED BUTTE SOUTH FILING 4 #652071
Parcel Notes	TOTAL PARCEL = 0.35 AC

View Map

Owner

Owner	Business Name
ABATELLI CHRISTOPHER F ABATELLI TIFFANY J 493 S DEVINNEY ST LAKEWOOD, CO 80228-2438	

Current Assessment Information

		2019
+	Land Actual Value	$72,240
+	Building Actual Value	$0
=	Total Actual Value	$72,240
+	Land Assessed Value	$20,950
+	Building Assessed Value	$0
=	Total Assessed Value	$20,950

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$60,260	$17,480	71.528	$1,250.31

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	0.35	IMPROVED DIRT OR GRAVEL ROAD YEAR AROUND GOVT MAINTAINED	TO SITE	CENTRAL TO SITE NOT YET INSTALLED	DOMESTIC TO SITE NOT YET INSTALLED	LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG VIEWS - SCENIC OR ABOVE AVERAGE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
3/8/2018	$65,000	$65,000	ROBBER BARONS LAND COMPANY LLC	ABATELLI CHRISTOPHER F ETAL	Vacant	652071	WARRANTY DEED - FEE
TASP		66,775					

Steve Jennings
20172 E. 53rd Pl
Denver, CO
80249

GUNNISON CNTY BOARD OF EQUALIZA
200 E VIRGINIA AVE
GUNNISON CO 81230

L:
S:
P: 014 – 3099 0931
1ZA91181428417
JLM9GKK COGNHNGOUDC BEP 8 07140189 8019
UB 8121 HIP 19.03.03 ZERRA21410

STEVE JENNINGS
(303) 261-6585
THE UPS STORE #6540
UNIT 108
18601 GREEN VALLEY RANCH BLVD
DENVER CO 80249-8371

1 LBS 1 OF 1
SHP WT: 1 LBS
DATE: 05 SEP 2019

SHIP GUNNISON CNTY BOARD OF EQUALIZATION
TO: 200 E VIRGINIA AVE

GUNNISON CO 81230

CO 812 1-01

UPS GROUND
TRACKING #: 1Z A91 18T 42 8417 6931

BILLING: P/P
SIGNATURE REQUIRED

REF #2: MM

ISH 13.00N ZZP 450 15.3V 87/2019

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RSD RF2 6/19

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

CBOE # 303