CBOE # 13

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
R016358	2019	802	3985-360-02-089

PROPERTY OWNER	LEGAL DESCRIPTION
HOOVER DENNIS R PO BOX 8480 HORSESHOE BAY, TX 786578480	LOT 25 BLK 2 ARROWHEAD FILING 3 #642149

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		301,030	301,030
TOTALS		$301,030	$301,030

Received
County Administration
9/3/19 (HAND DELIVERED)

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 value supported by sales of most comparable properties (e.g. R011712, R016302)

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/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.)

$ 230,000.00

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.)

There are no comparable houses sold that would justify your ridiculous assesment. You are required to have 3 homes of value sold to support your claim. I have already provided documentation. Perhaps you lost them?

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: Dennis Doone

Telephone Number: 719-221-1028 or 1329

Date: _____

*Attach letter of authorization signed by property owner.

May 8, 2019

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EXHIBIT A
Page 1 of 1

Gunnison County Assessor
221 N Wisconsin St. Suite A
Gunnison , Colorado 81230

RE: Tax appraisal increase on Hoover property, 161 Crest Drive, Cimarron, CO

Dear Gunnison County, I do not agree with the increased tax valuation you have placed on the above referenced property.
All comparisons are 1600 ft.² plus garage except a noted as is 161 Crest Dr.

Address	Date of Sale.	Size difference	Sale price
205 Aspen Trail	October 15,	105 ft.² smaller	$178,000
140 Lake Rd.	February 16,	206 ft.² smaller	$185,000
321 Balsam	August 16,	200 ft.² smaller	$260,000
191 Crest	July 17,	150 ft.² larger	$265,700
700 Crest Dr.,	December 17,	300 square-foot larger,	$265,000
606 Snowshoe,	May 18,	704 ft.² larger,	$270,000
421 Rim Rd.,	May 18,	574 ft.² larger,	$270,000
850 Balsam Rd.,	November 17,	180 ft.² larger,	$250,000
134 Crest Dr.	April 17,	same as,	$245,000
555 Wildflower,	June 17,	same as,	$245,000
292 Aspen Trail,	October 15,	slightly smaller,	$205,000
624 Spruce Rd.,	May 17,	slightly smaller,	$217,000
1203 Hazel Lake Rd	April 18,	144 ft.² larger,	$210,000

Number of sales 13
Sales price mean is $236,000
Sales price median is $245,000
Geographic mean is $233,000
The largest is $270,000
The smallest is $178,000.

Six (6) of the 13 were large homes on average of 355 ft.² are larger than 161 Crest Dr.
Six (6) of the 13 large homes that have sale prices of $256,000.00.
Seven of the population were same square feet and slightly smaller with average being 73 feet smaller.
Average price of same size or smaller was $219,000.00.
The current value of $223,830.00 for account number R016358 parcel # 3985-360-02-089, according to all sales in Arrowhead is the correct value.
Your proposed value of $301,030.00 does not add up. The data does not come close to that value.I am sure when you look at the facts you will agree that the study ignored these facts. There are no sales to support this evaluation.

Respectfully,

Dennis R Hoover,

September 12, 2019 CBOE # 13 EXHIBIT B Page 1 of 2

To: Gunnison County Board of Equalization
Re: Hoover Appeal of 2019 Tax Assessment Parcel # 3985-360-02-089, #R016358,
Area #802 Arrowhead Subdivision,161 Crest Drive, Cimarron, CO

Received
County Administration
9/16/19

Dear Board of Equalization,

We will demonstrate that the assessment is not valid by providing you the following criteria.

1. A list of homes in our neighborhood that are comparable.
2. Living area and garage size (Sq.Ft.)
3. Sales date and sales price for each home.
4. Time adjusted sales price
5. 2019 actual value as assessed.
6. The monetary value difference + or - from time adjusted sales price and the 2019 assessed value.
7. The ratio, + or - difference from the 2019 assessed value and the time adjusted sales price.
8. The variation from the 2018 assessed value and the 2019 actual value assessment and the difference + or -.
9. The time adjusted sales price and the 2019 assessment should theoretically be identical.

My opinion is that the mass assessment and the models used are not proven reliable since the Colorado law requires actual sales of comparable homes in comparable neighborhoods. By comparing the data provided in the following chart, please review the following analysis.

✦ The deviation on a standard bell curve is what the state audits the county on. As you can see, only 2 of the 14 properties have a ratio of 1.0 ...which is the value between time adjusted sales price and the 2019 assessment. (Blue)

✦ Of the 13 properties, 5 have an assessed value less than the time adjusted sales price. (Agua)

✦ Of the 13 properties, 3 of the assessed value is less than the actual sales price. (Purple)

✦ The ratio from the time adjusted sales price and the total actual value for 2019 assessment varies from .20 to .02...where the 2019 assessment is **Less** than the time adjusted sales price.

✦The sales ratio from the time adjusted sales price for the 2019 total actual value assessment varies from .03 to .18....where the 2019 assessment is more than the time adjusted sales price.

✦ When you consider that if the goal is 1.0, the deviation of 1.20 and 1.18 that exists is way out of line and not a valid assessment.

✦While I do not know what the state considers acceptable variations from 1.0, ... but 7 of the 14 are less than .04. 3 of the 14 are under .10. The ratios that are on the fringes are 0.14, 0.16, 0.18 and 0.20.

✦ Of the 4 high ratios, 3 are for assessments that are less than the time adjusted sales price and obviously will not be appealed.

✦ The 1.18 ratio that exceeds the time adjusted sales price is **"161 Crest Drive"** ...where the increase for 2019 over the time adjusted sales price is $46,290.00 and $77,200.00 over the 2018 assessed value.

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EXHIBIT B
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Re: Hoover Appeal of 2019 Tax Assessment Parcel # 3985-360-02-089, #R016358,

Continued:

✦When you consider the higher ratio applied to **"161 Crest Drive"**, the fact that in the list compiled, 9 homes have higher sales prices and 10 of the homes are larger. So I feel that the assessment of $301,030.00 is not a valid assessment.

✦ If actual sales price is the market value of similar properties and the criteria for the assessment...and if the ratio of 1 is the proper assessment, then the 2019 assessment for **"161 Crest Drive"** could not have been valued fairly or properly.

✦ The 2019 assessed value should not exceed a ratio of 1.0 for the time adjusted sales price of $254,740.00. I believe that the market dictates a total actual value $230,000.00 for the 2019 assessment.

✦When I asked that the assessment be reduced, I received the notice of determination which states that the assessor has carefully studied all available information. I was told that the value was supported by sales of the most comparable properties. #R01172 and #R016302, are both referenced properties that are listed on our sheet, (Yellow) and I fail to see how these support the conclusion and assessment of "**161 Crest Drive**".

As you can see the consistency is missing in the 2019 Actual Value Assessment and the Time Adjusted Price for all homes listed. Please consider the large deviation ratio, the actual sales price of September 2016. The increase for 161 Crest drive is excessive in every category and we feel it should be reduced to be truly reflective of the facts.

We ask that you reconsider our tax assessment and lower the total actual assessed value for 2019 to $230,000.00.

Respectfully,

Dennis & Lynn Hoover

Copy: Chart of Comparable's

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EXHIBIT C
Page 1 of 1

2019 Dennis and Lynn Hoover Tax Assessment Appeal
#R016358 - 161 Crest Drive, Cimarron CO
Comparable Homes in Arrowhead Subdivision #802

Address	R0 #	Living area	Garage	Sale Date	Adjusted Sales price	Time Adjusted Sales Price 2019	Total Actual Value 2019 New Assess	Time Adjusted Value Variation $ (+ or -)	Ratio: Time Adjusted Sales Price to 2019 Actual Value	6/2018 Assessed Value	Assessment Variation from 2018 $ (+ or -)	Comments
205 Aspen Trl	11176	1496	502	10-15	$178,150.00	$203,091.00	$212,400.00	+ 9,309.00	1.04	$190,930.00	+ 21,470.00	
850 Balsam	11439	1787	488	11/17	$255,000.00	$262,140.00	$271,630.00	+ 9,490.00	1.03	$217,480.00	+ 54,150.00	
321 Balsam	11712	1368	210	8/16	$260,000.00	$282,880.00	$256,260.00	-26,620.00	- .90	$173,890.00	+ 25,608.00	
624 Spruce	12048	1464	600	5/17	$217,500.00	$228,810.00	$274,580.00	-5,731.00	- 1.20	$189,770.00	+ 33,770.00	
1101 Hazel Lk	14838	2156	720	10/16	$267,000.00	$288,360.00	$248,880.00	-18,120.00	- .86	$203,760.00	+ 45,120.00	
555 Wildflower	14849	1629	605	6/17	$245,000.00	$256,760.00	$284,560.00	+ 27,800.00	1.10	$269,920.00	+ 14,640.00	
530 Crest Dr.	16353	1688	0	11/17	$225,000.00	$231,300.00	$194,550.00	-36,750.00	- .84	$173,320.00	+ 21,230.00	
161 Crest Dr.	16358	1612	978	9/16	$235,000.00	$254,740.00	$301,030.00	+ 46,290.00	1.18	$223,830.00	+ 77,200.00	
700 Crest Dr.	16414	1916	672	1/17	$257,500.00	$275,010.00	$265,920.00	-9,800.00	- .96	$244,240.00	+ 21,680.00	
771 Crest Dr.	16477	1837	0	9/15	$210,000.00	$237,720.00	$240,170.00	-2,450.00	1.00	$220,460.00	-19,710.00	
220 Crest Dr.	16485	1719	yes 480sf	7/17	$222,000.00	$231,768.00	$241,810.00	+ 10,042.00	1.04	$196,840.00	+ 44,970.00	
608 Snowshoe	17482	1898	1140	3/17	$295,000.00	$312,700.00	$309,230.00	-3,470.00	- .98	$250,980.00	+ 58,250.00	
421 Rim	16302	2174	288	5/18	$270,000.00	$271,080.00	$297,400.00	+ 26,320.00	1.09	$305,880.00	-8,480.00	
191 Crest Dr.	16362	1758	942	7/17	$265,000.00	$276,660.00	$278,790.00	+ 1,830.00	1.00	$227,180.00	+ 51,610.00	

Dennis & Lynn Hoover
Box 13-A
161 Crest Drive
Cimarron, CO 81220

DENVER CO 802
14 SEP 2019 PM 6 L

FOREVER / USA

CIMARRON

CBOE #13

Gunnison County Bd. of Equalization
200 E. Virginia Ave
Gunnison, Co 81230

81230-224800